

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

## AGENDA & MINUTES

*City of Las Vegas*

Page 1

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**5:15 PM**

#### COMMISSIONERS BRIEFING:

##### PRESENT:

Craig Galati - Chairman  
Richard Truesdell - Vice Chairman  
Michael Buckley  
Steven Evans  
Laura McSwain  
Stephen Quinn

##### EXCUSED:

Byron Goynes

##### STAFF PRESENT:

Robert Genzer - Planning & Development Dept.  
John Koswan - Planning & Development Dept.  
Chris Glore - Planning & Development Dept.  
Andrew Reed - Planning & Development Dept.  
Troy Jeschke - Planning & Development Dept.  
Bart Anderson - Public Works  
Qiong Liu - Public Works  
Bryan Scott - City Attorney's Office  
Angela Crolli - City Clerk's Office  
Linda Owens - City Clerk's Office

Andrew Reed, Planning and Development Department, called the Briefing to order at 5:31 P.M.

##### Item No. B-1, Z-0025-88(9):

Mr. Reed said this application is for a Site Plan Review at Alexander and Tenaya. The applicant may request this item to be held in abeyance to redesign the site. If the item is held in abeyance, staff would prefer that the item be held until the January 10, 2002 meeting so that staff has adequate time to review the revised plans.

##### Item No. B-3, DA-0002-01:

Mr. Reed stated this is the review of a Development Agreement for property located within Town Center. Due to an error in the Public Hearing notification, staff is requesting abeyance until the December 20, 2001 meeting. It will be fast tracked to the January 16, 2002 City Council meeting.

##### Item No. B-4, DB-0015-01:

Chris Glore, Planning and Development, noted that this could be a high profile item since it involves the downtown area. Steve Van Gorp, Planning and Development, added that many people have met in regard to the sign code. There will be a sign committee consisting of two Planning Commissioners, staff and people from the sign industry.

##### Item Nos. B-5, Z-0081-01, and B-6, Z-0081-01(1):

Mr. Reed noted that these are related cases and can be discussed at the same time.

##### Item Nos. B-8, Z-0083-01, and B-9, Z-0083-01(1):

Mr. Reed noted that these are also related cases and can be discussed at the same time.

##### Item Nos. B-23, VAC-0039-01, B-25, VAC-0042-01, and B-26, VAC-0043-01:

Mr. Reed said due to an error in the Public Hearing notification, staff is requesting abeyance of these items until the December 20, 2001 meeting. Item No. B-24, VAC-0041-01, was notified correctly and can go forward.

##### Item No. C-4, SD-0072-01:

Mr. Reed noted that the applicant has requested this item be held in abeyance until the January 10, 2002 meeting in order to meet with staff to address issues regarding the site plan. Staff has no objection to this request.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 2

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**COMMISSIONERS BRIEFING:**

Item No. C-9, SD-0024-01(1):

Bart Anderson, Public Works, said staff would like the applicant to put in curb, gutters, etc. However, that would be a hardship for the church. Staff is recommending denial.

General Discussion:

Mr. Glore introduced Margo Wheeler as a new Planning Manager in the Planning and Development Department.

Mr. Reed adjourned the Briefing at 5:45 P.M.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

## AGENDA & MINUTES

Page 3

*City of Las Vegas*

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**6:00 PM**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

#### CALL TO ORDER:

6:00 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

#### ROLL CALL:

Craig Galati	Present
Chairman	
Richard Truesdell	Present
Vice Chairman	
Michael Buckley	Present
Steven Evans	Present
Byron Goynes	Present
Laura McSwain	Present
Stephen Quinn	Present

#### ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

This meeting has been properly noticed and posted at the following locations:

Clark County Government Center,  
500 South Grand Central Parkway  
Senior Citizens Center,  
450 East Bonanza Road  
Clark County Courthouse,  
200 East Carson Avenue  
Court Clerk's Office Bulletin Board,  
City Hall Plaza  
City Hall Plaza, Special Outside Posting  
Bulletin Board

#### MINUTES:

Approval of the minutes of the November 1, 2001 Planning Commission meeting.

CHAIRMAN GALATI called the meeting to order at 6:00 P.M.

#### STAFF PRESENT:

Robert Genzer, Director,  
Planning and Development Department  
John Koswan, Manager,  
Planning and Development Department  
Chris Glore, Planning Supervisor,  
Planning and Development Department  
Andrew Reed, Senior Planner,  
Planning and Development Department  
Troy Jeschke, Planner II,  
Planning and Development Department  
Jody Donahue, Planning Technician,  
Planning and Development Department  
Bart Anderson, Project Engineer,  
Public Works  
Qiong Liu, Engineer,  
Public Works  
Bryan Scott, Deputy City Attorney,  
City Attorney's Office  
Angela Crolli, Deputy City Clerk,  
City Clerk's Office  
Linda Owens, Deputy City Clerk,  
City Clerk's Office

CHAIRMAN GALATI announced this meeting is in compliance with the Open Meeting Law.

#### Truesdell -

#### APPROVED

**Motion carried with McSwain abstaining inasmuch as she did not attend the meeting.**

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 4

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

CHAIRMAN GALATI indicated the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

CHAIRMAN GALATI read the statement on the order of the items and limitations on persons wishing to be heard on an item.

CHAIRMAN GALATI noted the Rules of Conduct.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 5

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**A.**

**CONSENT ITEMS:**

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

**A-1.**

**TM-0046-01 - VATAZI ESTATES - MURI AND ANGELINE MELWANI TRUST ON BEHALF OF RL HOMES**

Request for a Tentative Map for 18 lots on 3.65 Acres adjacent to the east side of Torrey Pines Drive, between Fisher Avenue and Hammer Lane (APN: 125-35-601-001), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Ward 6 (Mack).

**STAFF RECOMMENDATION:** APPROVAL, subject to:

**Planning and Development**

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Rezoning (Z-0061-01), Special Use Permit (U-0123-01), and all subsequent site related actions, as required by the City of Las Vegas Planning and Development, and Public Works Departments.

3. Street names must be provided in accord with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-7, A-9 AND A-10, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with McSwain abstaining on Item Nos. A-2 as her firm is under contract with Sterling S. Development and Item No. A-7 as she is on the Board of Directors for the Temporary Assistance Domestic Crisis.

CHAIRMAN GALATI stated this is a Consent item.

**This is final action.**

(6:10 - 6:11) 1 - 327

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 6

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**TM-0046-01 - VATAZI ESTATES - MURI  
AND ANGELINE MELWANI TRUST ON  
BEHALF OF RL HOMES**

**APPROVED**

5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

**Public Works**

6. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed street layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated drives shall be designed, located and constructed in accordance with Standard Drawing #222a.

7. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

8. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

9. Site development to comply with all applicable conditions of Approval for Z-61-01 and all other subsequent related actions.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 7

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**TM-0046-01 - VATAZI ESTATES - MURI  
AND ANGELINE MELWANI TRUST ON  
BEHALF OF RL HOMES**

**APPROVED**

10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 8

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**A-2.**

**TM-0047-01 - APPALOOSA CANYON UNITS  
4 AND 4A - STERLING S. DEVELOPMENT**

Request for a Tentative Map for 102 lots on 23.45 Acres adjacent to the northwest corner of Cimarron Road and Farm Road, (APN's: 125-16-201-014 and 017), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units per Acre), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,  
subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All retaining wall heights shall be a maximum of four feet as required by the Las Vegas Subdivision Code [Section 18.08.110 (Table A)].
3. All development and improvements shall conform to the Conditions of Approval for Rezoning/Site Development Plan Review (Z-0024-98).
4. Street names must be provided in accordance with the City's street naming regulations.
5. All development is subject to the conditions of City departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Truesdell -

**APPROVED ITEM NOS. A-1 THROUGH A-7, A-9 AND A-10,  
SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with McSwain abstaining on Item Nos. A-2 as her firm is under contract with Sterling S. Development and Item No. A-7 as she is on the Board of Directors for the Temporary Assistance Domestic Crisis.**

CHAIRMAN GALATI stated this is a Consent item.

**This is final action.**

(6:10 - 6:11) 1 - 327



# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 9

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**TM-0047-01 - APPALOOSA CANYON UNITS  
4 AND 4A - STERLING S. DEVELOPMENT**

**APPROVED**

Public Works

7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

8. Site development to comply with the approved Traffic Impact Analysis, and all other subsequent site-related actions.

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 10

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**A-3.**

**Z-0099-93(7) - BTS INVESTMENTS, INC.**

Request for an Extension of Time of an Approved Rezoning FROM: R-E (Residence Estates) and R-PD4 (Residential Planned Development - 4 Units per Acre) TO: P-R (Professional Office and Parking) Zone, located adjacent to the east side of Jones Boulevard, north of Del Rey Avenue (APN's: 163-01-102-009, 013, 016, 017, 018, 023, 024, 025, 026, and 027), Ward 1 (M. McDonald).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time of an approved Rezoning shall expire December 15, 2003.
2. Consideration of any request for an Extension of Time subsequent to this approval shall be contingent upon the submittal of an application for a Site Development Plan Review.
3. Conformance with the Conditions of Approval for Rezoning (Z-0099-93) and its subsequent Extensions of Time; conformance with the Conditions of Approval for Site Development Plan Review [Z-0099-93(6)] and all applicable site-related actions, as required by the Department of Planning and Development and the Department of Public Works.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-1 THROUGH A-7, A-9 AND A-10, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with McSwain abstaining on Item Nos. A-2 as her firm is under contract with Sterling S. Development and Item No. A-7 as she is on the Board of Directors for the Temporary Assistance Domestic Crisis.**

CHAIRMAN GALATI stated this is a Consent item.

**To be heard by the City Council on January 16, 2002.**

(6:10 - 6:11) 1 - 327

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 11

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**A-4.**

**Z-0070-78(6) - UNION INTERNATIONAL  
HODCARRIERS #872**

Request for a Two Year Extension of Time of an Approved Site Development Plan Review TO ALLOW THE CONTINUED USE OF MODULAR BUILDINGS at 4201 East Bonanza Road (APN: 140-31-501-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The temporary modular trailers shall be removed in two years, unless the Planning Commission has granted a time extension.
2. Compliance with all applicable Conditions of Approval for Site Development Plan Review Z-70-78(4) and all other subsequent site-related actions.
3. All City Code requirements and all City departments' design standards shall be met.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-1 THROUGH A-7, A-9 AND A-10, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with McSwain abstaining on Item Nos. A-2 as her firm is under contract with Sterling S. Development and Item No. A-7 as she is on the Board of Directors for the Temporary Assistance Domestic Crisis.**

CHAIRMAN GALATI stated this is a Consent item.

**This is final action.**

(6:10 - 6:11) 1 - 327

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 12

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**A-5.**

**A-0049-01(A) - DANNY LOPEZ**

Petition to annex property generally located approximately 330 feet north of Jakes Lane and 1,170 feet west of El Capitan Way, containing approximately 1.25 Acres (APN: 125-05-302-006), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-1 THROUGH A-7, A-9 AND A-10, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with McSwain abstaining on Item Nos. A-2 as her firm is under contract with Sterling S. Development and Item No. A-7 as she is on the Board of Directors for the Temporary Assistance Domestic Crisis.**

CHAIRMAN GALATI stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

(6:10 - 6:11) 1 - 327

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 13

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**A-6.**

**A-0079-01(A) - THE ENGLAND, LIMITED  
LIABILITY COMPANY**

Request to annex property generally located approximately 340 feet east of the Fort Apache Road alignment and 660 feet south of the Elkhorn Road alignment, containing approximately 5.00 Acres (APN: 125-20-101-011), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-1 THROUGH A-7, A-9 AND A-10,  
SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with McSwain abstaining on Item Nos. A-2  
as her firm is under contract with Sterling S.  
Development and Item No. A-7 as she is on the Board of  
Directors for the Temporary Assistance Domestic Crisis.**

CHAIRMAN GALATI stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

(6:10 - 6:11) 1 - 327

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 14

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**A-7.**

**A-0080-01(A) - TEMPORARY ASSISTANCE  
DOMESTIC CRISIS**

Request to annex property generally located adjacent to the north side of Vegas Drive, approximately 520 feet east of Michael Way, containing approximately 1.25 Acres (APN: 138-24-801-036), Ward 5 (Weekly).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-1 THROUGH A-7, A-9 AND A-10,  
SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with McSwain abstaining on Item Nos. A-2  
as her firm is under contract with Sterling S.  
Development and Item No. A-7 as she is on the Board of  
Directors for the Temporary Assistance Domestic Crisis.**

CHAIRMAN GALATI stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

(6:10 - 6:11) 1 - 327

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 15

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**A-8.**

**A-0081-01(A) - McNAMEE FAMILY PARTNERSHIP**

Request to annex property generally located on the northwest corner of Grand Teton Drive and Cimarron Road, containing approximately 24.16 Acres (APN's: 125-09-401-022, 023 and 024), Ward 6 (Mack).

***ON NOVEMBER 30, 2001 THE APPLICANT REQUESTED THIS ITEM TO BE HELD IN ABEYANCE TO THE DECEMBER 20, 2001 PLANNING COMMISSION MEETING.***

**Truesdell -**

**ABEYANCE TO THE DECEMBER 20, 2001 PLANNING COMMISSION MEETING.**

**Unanimous**

ANDREW REED, Planning and Development, stated the applicant would like to have this item held in abeyance until the December 20, 2001 meeting.

CHAIRMAN GALATI asked if staff has that abeyance request in writing. MR. REED said there was a letter submitted to staff by the applicant requesting abeyance.

**To be heard by the Planning Commission on December 20, 2001.**

(6:04 - 6:05) 1 - 160

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 16

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**A-9.**

**A-0082-01(A) - J LUIS AND LETICIA DEL TORO**

Request to annex property generally located adjacent to the west side of Smith Street, approximately 130 feet south of Vegas Drive, containing approximately 0.4 Acre (APN: 138-25-102-002), Ward 5 (Weekly).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-1 THROUGH A-7, A-9 AND A-10, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with McSwain abstaining on Item Nos. A-2 as her firm is under contract with Sterling S. Development and Item No. A-7 as she is on the Board of Directors for the Temporary Assistance Domestic Crisis.**

CHAIRMAN GALATI stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

(6:10 - 6:11) 1 - 327



# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 17

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**A-10.**

**A-0083-01(A) - CITY OF LAS VEGAS**

Request to annex property located on the north side of Craig Road, approximately 330 feet east of Puli Road, containing approximately 5.0 Acres (APN: 137-01-201-012), Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-1 THROUGH A-7, A-9 AND A-10, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with McSwain abstaining on Item Nos. A-2 as her firm is under contract with Sterling S. Development and Item No. A-7 as she is on the Board of Directors for the Temporary Assistance Domestic Crisis.**

CHAIRMAN GALATI stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

(6:10 - 6:11) 1 - 327

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 18

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B.

**PUBLIC HEARING ITEMS:**

B-1.

**ABEYANCE - Z-0025-88(9) - FARM & ALEXANDER PROPERTIES LIMITED LIABILITY COMPANY**

Request for a Site Development Plan Review and a Reduction in the amount of required parking lot landscaping FOR A PROPOSED 90,519 SQUARE FOOT RETAIL COMMERCIAL CENTER located adjacent to the southeast corner of the intersection of Alexander Road and Tenaya Way (APN: 138-10-516-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).

NOTICES MAILED 558 [Mailed with U-0135-01 & U-0136-01]

APPROVALS 1 (Speaker)

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

**Planning and Development**

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. The driveway to Alexander Road shall be relocated to be opposite an existing commercial driveway on the north side of Alexander Road.

3. The landscape plan shall be revised prior to or at the same time application is made for a building permit to reflect minimum 24-inch box trees (at a ratio of one tree for every six parking spaces) and a minimum of four five-gallon shrubs for each tree within minimum five foot wide finger planters.

McSwain -

**ABEYANCE TO THE JANUARY 10, 2002 PLANNING COMMISSION MEETING.**

**Unanimous**

ANDREW REED, Planning and Development, stated that today the applicant turned in revised site plans. Staff would like to have this item held in abeyance until the January 10, 2002 meeting so there is adequate time to review the revised plans. If this item is held to that meeting, then it would be considered by the City Council at its first meeting in February.

ATTORNEY SCOTT EATON, Lionel Sawyer and Collins, 630 South 4th Street, Suite 1700, appeared to represent the applicant. He concurred with staff's comments.

CHAIRMAN GALATI declared the Public Hearing open.

ATTORNEY ANDREW GABRIEL, McDonald Corano, 2300 West Sahara Avenue, Suite 1000, appeared to represent an adjacent property owner that has a large apartment complex. They are interested in the site plan in regard to the landscaping and buffer and will meet with the applicant to review the plan. They do not have a problem with holding this item in abeyance.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the Planning Commission on January 10,- 2002.**

(6:02 - 6:04) 1 - 70

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 19

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**ABEYANCE - Z-0025-88(9) - FARM &  
ALEXANDER PROPERTIES LIMITED  
LIABILITY COMPANY**

**ABEYANCE TO JANUARY 10, 2002**

4. The neon lighting shown on the roof ridgeline of the convenience store shall be deleted from building elevations prior to or at the same time application is made for a building permit.

5. The mini-storage security fence shall be a decorative block wall with at least 20 percent contrasting materials and with a maximum height of eight feet. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

6. Free-standing signage shall be limited to one monument sign, with a maximum height of twenty-four (24) feet, along Tenaya Way. The sign shall utilize materials and colors reflecting the commercial buildings.

7. The landscape plan shall be revised to depict landscape planter fingers for every six parking spaces within the area south of the proposed building.

8. Submit revised building elevations from building elevations prior to or at the same time application is made for a building permit depicting the north façade to include comparable façade textual treatments as proposed on the other three facades, specifically horizontal trim and cornice lines, and vertical façade indentations reflecting the window openings as depicted on the south, east and west façades.

9. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 20

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**ABEYANCE - Z-0025-88(9) - FARM &  
ALEXANDER PROPERTIES LIMITED  
LIABILITY COMPANY**

10. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

13. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

14. A Master Sign Plan shall be submitted for approval of Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

ABEYANCE TO JANUARY 10, 2002

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 21

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**ABEYANCE - Z-0025-88(9) - FARM &  
ALEXANDER PROPERTIES LIMITED  
LIABILITY COMPANY**

17. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

18. Construct all incomplete half-street improvements on Alexander Road, Dalecrest Drive, Mellott Lane and Tenaya Way adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

19. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

20. This site plan shall be revised to show the existing 20-foot wide City of Las Vegas Sewer Easement; no building or structures shall be allowed to encroach upon the existing sewer easement.

21. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

ABEYANCE TO JANUARY 10, 2002

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 22

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**ABEYANCE - Z-0025-88(9) - FARM &  
ALEXANDER PROPERTIES LIMITED  
LIABILITY COMPANY**

**ABEYANCE TO JANUARY 10, 2002**

22. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

23. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-0025-88, the City Stop VIII (Commercial Subdivision) and all other subsequent site-related actions.

24. Contribute the final \$5,000.00 traffic signal contribution, or provide that the total \$10,000.00 required by Original Condition #8 of Z-25-88(5) for the "commercial corner" has been already paid, prior to the issuance of any permits for this site.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 23

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-2.**

**ABEYANCE - SV-0018-01 - THE HOWARD HUGHES CORPORATION**

Request for a Master Development Plan Review to establish Land Use designations within Summerlin Villages 23A and 23B, comprising 856 Acres located adjacent to the northwest corner of Charleston Boulevard and Desert Foothills Drive (APN's: 137-22-000-003 and 137-34-000-001), Ward 2 (L.B. McDonald).

NOTICES MAILED 237 (Mailed with GPA-0035-01) [10/14/01 PC]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. All development shall conform to the revised Summerlin Development Standards.

Public Works

2. Prior to or concurrent with development of each parcel/village, appropriate right-of-way dedications, street improvements, drainage plan/study submittals, drainage improvements, sanitary sewer collection system extensions and traffic impact analyses including traffic mitigation plans along with signal participation schedules and pedestrian circulation plans may be required by the Department of Public Works. Comply with such requirements when imposed and/or when compliance is indicated.

3. Provide a minimum of two lanes of paved legal access from an existing paved public street to each individual development area prior to occupancy of any buildings within each development area.

McSwain -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley and Galati abstaining as the applicant is a client of their firms.**

ANDREW REED, Planning and Development, stated this residential development will consist of 31 single family development parcels ranging in size from 10 to 14 acres and three multi-family development parcels, each containing 21 acres. Three parcels are designated as neighborhood focus parcels and will probably be developed as religious facilities. The applicant has indicated that two of the single-family development parcels could be utilized for elementary schools if needed.

The Summerlin Development Standards require a development plan to be prepared for each village in Summerlin and submitted to the City for review and approval. The Development Plan is required to identify the general location, size of the development parcels, and established uses and density ranges for each parcel, locate community open space areas and circulation systems for pedestrians and automobiles.

The submitted development plan addresses the required issues. He recommended approval, subject to the conditions.

GREG BORDEL, 300 South 4th Street, appeared for the applicant. He concurred with staff's conditions. This is another set of villages for Summerlin as development moves west and will provide the kind of amenities and quality of development presently existing in Summerlin, including public open space, sites for churches and schools, and a residential environment that has been one of the most successful in the United States.

VICE CHAIRMAN TRUEDELLE declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUEDELLE declared the Public Hearing closed.

**To be heard by the City Council on January 16, 2002.**

(6:11 - 6:15) 1 - 370

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 24

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**ABEYANCE - SV-0018-01 - THE HOWARD  
HUGHES CORPORATION**

**APPROVED**

4. A Master Sewer Plan for the overall 861.5 acres must be submitted to and approved by the Department of Public Works prior to the issuance of any site grading or building permits or the recordation of a Master Final Map, whichever may occur first. Additionally, specific village and/or site sewer plan/studies will be required with each individual pod or phase of development activity based upon sewer capacities at the time of development. The existing sewer lines anticipated to service this development will not support the proposed densities.

5. An Update to the previous Summerlin Flood Control Master Plan must be submitted to and approved by the Department of Public Works prior to the issuance of any site grading or building permits or the recordation of a Master Final Map, whichever may occur first. Additionally, specific village and/or site drainage plan/studies will be required with each individual pod or phase of development activity.

6. A Traffic Impact Analysis for this overall site must be submitted to and approved by the Department of Public Works prior to the recordation of any maps dedicating public right-of-ways and/or subdividing any village site. The Traffic Impact Analysis shall include sections addressing impacts to the proposed roadway network based on the maximum densities, proposed street widths, proposed traffic signal locations, proposed multi-use trail corridors and a master pedestrian circulation plan including pedestrian/school crosswalks. The Traffic Impact Analysis shall include a section specifically addressing the subdivisions with single-point entries and provide an Access Analysis for those sites. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #201.1, #234.1 and #234.2 to determine additional right-of-way requirements adjacent to each village, if any; dedicate all areas



# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 25

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**ABEYANCE - SV-0018-01 - THE HOWARD  
HUGHES CORPORATION**

**APPROVED**

recommended by the approved Traffic Impact Analysis. The Master Developer shall be responsible for its proportionate share of all related signal systems with construction and funding details to be contained in a written agreement to be developed within the Traffic Impact Analysis and acceptable to the Director of Public Works prior to or concurrent with the approval of the Traffic Impact Analysis. The pedestrian circulation plan section shall identify the location, width and funding sources of all proposed pedestrian crossing signals (if any) and how each village's pedestrian circulation plan integrates with adjoining development areas. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

7. All landscaping within public rights-of-way or common areas shall be maintained by the Master Developer or his designee. Encroachment Agreement approval shall be obtained from the City Council prior to installation of any private improvements within public rights-of-way. All installed landscaping, whether in public rights-of-way or within common area properties, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and all adjacent, abutting street intersections.

8. Provide appropriate easements for all public facilities (sewer, drainage, sidewalk, traffic signal, street lighting, etc) when and where needed.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 26

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**ABEYANCE - SV-0018-01 - THE HOWARD  
HUGHES CORPORATION**

**APPROVED**

9. The developer shall submit an application to Amend the current Master Plan of Streets and Highways, as necessary, to allow the proposed development plan submitted with this rezoning application. The application to amend the Master Plan should be submitted following approval of the Master Traffic Impact Analysis.

10. The approval of all Public Works related improvements shown on this rezoning map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted Summerlin and/or City Standards must receive approval from the City Planning Commission or the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. We reserve the right to impose additional conditions of approval for each individual development site when such plans are known. We anticipate the need for additional conditions concurrent with approval of the Master Tentative Map(s) and/or Village Map(s) for this site.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 27

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-3.**

**DA-0002-01 - MONTECITO TOWN CENTER,  
LIMITED LIABILITY COMPANY**

Request for a Development Agreement on 172.46 Acres TO ESTABLISH A SET OF DEVELOPMENT STANDARDS FOR PORTIONS OF THE URBAN CENTER MIXED USE (UC-TC) AND MAIN STREET MIXED USE (MS-TC) LAND USE DISTRICTS WITHIN THE TOWN CENTER ZONING DISTRICT on property generally located north of Centennial Parkway, west of Durango Drive, South of Elkhorn Road, and east of El Capitan Way (APN's: Multiple), T-C (Town Center) Zone, Ward 6 (Mack).

***STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE DECEMBER 20, 2001 PLANNING COMMISSION TO ALLOW FOR A CORRECTED NOTIFICATION***

Truesdell -

**ABEYANCE TO THE DECEMBER 20, 2001 PLANNING COMMISSION MEETING.**

**Unanimous**

ANDREW REED, Planning and Development, stated there was an error on the Public Hearing notification so staff would like to have this item held to the December 20, 2001 meeting.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the Planning Commission on December 20, 2001.**

(6:05 - 6:06) 1 - 160

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 28

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-4.**

**DB-0015-01 - CITY OF LAS VEGAS**

Discussion and possible action to amend the City of Las Vegas Zoning Code Title 19A.06.100 Downtown Casino Overlay District to create special sign standards within a Special Signage Sub-district of the geographic area of that overlay district, bounded by I-15 on the west; US 95 and Ogden Avenue on the north; Las Vegas Boulevard, Casino Center Drive and Main Street on the east; and by Carson Avenue, Bridger Avenue and Bonneville Avenue on the south, APN: (Multiple), Ward 5 (Weekly).

NOTICES MAILED 95

APPROVALS 1 (Speaker)

PROTESTS 0

**Buckley -  
APPROVED  
Unanimous**

ROBERT GENZER, Planning and Development, stated that about a month ago the Planning Commission was approached concerning an idea for a special signage area for the Neonopolis project and downtown Las Vegas. At that time the Planning Commission expressed concerns regarding the establishment of a district that would only encompass one block within the downtown area. That concern was echoed by a representative for the sign industry. Staff has since worked diligently with the Office of Business Development, City Manager's Office, Fremont Street Experience, and Mr. Fiorentino representing the sign industry.

As a result, this application is in no way similar to the previous one that was presented to the Planning Commission approximately a month ago.

There will be a Signage Sub-district for the Downtown area, which would become a portion of the Downtown Casino Overlay District, that was expanded last June to change the boundaries.

The idea behind this request is to create an area of the Downtown that is somewhat similar in its concept to what exists today in New York City's Times Square. This will create different signage than what exists today.

STEVE VAN GORP, Planning and Development, said the Downtown Overlay District was created in 1998 to recognize a special value the area has to the international identity, historical significance and economic welfare of Las Vegas. One of the key characteristics of the area is neon, animated and illuminated signage. It is important to provide sign regulations that only apply within this district in order to insure that future sign development is consistent with the appearance of established signage, themes, and generates excitement and a positive visual interest.

The Fremont Street Experience was approved by the City Council in 1993 and completed in 1995. Neonopolis was approved by the City Council in 1998 to add a non-gaming family entertainment component to the Fremont Street Experience. It will open in April 2002 as one of the City's largest public/private redevelopment efforts to date.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 29

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

## DB-0015-01 - CITY OF LAS VEGAS

After the October 18, 2001 Planning Commission meeting staff from many City departments met on several occasions to develop standards and review procedures in an area of applicability. The Times Square signage standards were analyzed within the New York City Zoning Code. For the past ten years the City of New York has required a minimum presentation of illuminated signage within the Times Square and 42nd Street theater districts. That is the second most visited urban area in the nation. Fremont Street with twelve million annual visitors is a more popular urban tourist destination than Times Square.

The sign standards in this report have been developed to maintain and enhance the historic Fremont Street sign character and to address the following issues:

1. Encourage displays of signage to enhance the District as a nationally recognized place.
2. To preserve the tradition of neon art made famous by the casinos of Fremont Street.
3. To celebrate the best of the sign makers' art.
4. To strengthen the standing of the District as an integral and essential component of Downtown Las Vegas.
5. To preserve, protect, and enhance the historic character of the District.
6. To improve the quality, character, and appearance of the District and new development within the District.
7. To provide freedom of architectural and artistic expression within the District.
8. To encourage further redevelopment of the area.

This request is to amend Title 19A, Chapter 6, Section 100, to create special sign standards and approve procedures for a Special Signage Sub-district of the Downtown Casino Overlay District. These standards will only apply to the mapped Special Signage Sub-district within the geographic area covered by the Downtown Casino Overlay District. These standards do not form part of the Las Vegas Sign Code, Title 19A, Chapter 14, but rather these standards will affect only the specified areas in the following ways:

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 30

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

## DB-0015-01 - CITY OF LAS VEGAS

1. Exempt the entire District from the automatic application of the provisions of the Las Vegas Sign Code, Title 19A, Chapter 14, insofar as that may conflict with Title 19A, Chapter 6, Section 100.

2. Prohibit new freestanding signs within the Sub-district except for freestanding neon signs that are of a historic or contributing nature, such as those belonging to the Neon Museum collection.

3. Prohibit the placement of signage, except for small on-premise advertising signs, within 10 vertical feet of the sidewalk within the Sub-district.

4. Require that 75% of the total sign area for signs facing, or within 125 feet of the center lines of Fremont Street and Fourth Street, consist of animate or neon displays and 50% of the total sign area in all other areas within the Sub-district.

5. Allow a maximum wall mounted off-premise advertising sign service area of 1,500 square feet within the Sub-district.

6. Allow up to a maximum of 50% sign surface area on eligible wall signage areas within the Sub-district.

7. Require a minimum separation distance of five feet between off-premise signs within the Sub-district.

8. Allow signage to a maximum height of 20 feet above the roof parapet heights and with a maximum area of 1,500 square feet within the Sub-district.

9. Allow signs to abut or encroach into public rights-of-way a maximum of eight feet within the Sub-district.

10. Add review and approval procedures for review and approval of sign applications within the Sub-district and modify and expand definitions as necessary to achieve that.

Staff recommended approval.

CHAIRMAN GALATI declared the Public Hearing open.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 31

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

## DB-0015-01 - CITY OF LAS VEGAS

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent the Nevada Outdoor Media Association. He thanked staff for their time and effort in working on this proposal. There are some technical issues that can be resolved through the Ordinance process. They are more comfortable with this proposal than the previous one.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER McSWAIN said she appreciates the length staff has gone to in working with this situation. What concerns her is that there is only one project that is driving this process. What stands out is preserving, protecting, and enhancing the historic character of the district. She could see the Vegas Vic sign getting lost in neon. It would not be improving the appearance of the Downtown area by putting up brand new signs to cover up what might be buildings that should be modernized. She wondered about the business plan for Neonopolis. This is going to change the entire character of the Downtown. Las Vegas does not approach New York in regard to the size of the buildings, etc. It is difficult to compete with the Strip because they have more area to work with, larger buildings, more distance, etc. Perhaps an additional component could be added that any issues could be brought before a board where they would be heard publicly.

MR. VAN GORP added that this proposal would encompass a two-phase design review process: Initially the submittal of a Master Sign Plan so that any existing property could submit a Master Sign Plan, signs to be removed, signs to remain, and new signs. That would be approved by the Planning Commission in a Public Hearing as a Master Sign Plan.

Phase Two would be a Design Review Committee, which staff has proposed, consisting of five members: two Planning Commissioners, two members of the Planning and Development staff, and one member of the Office of Business Development. They would review each individual sign to ensure it complies with the Master Sign Plan that has been approved in a public forum and make sure it complies with the design standards.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 32

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

## DB-0015-01 - CITY OF LAS VEGAS

COMMISSIONER McSWAIN was concerned that this will open a Pandora's box.

MR. VAN GORP responded that the standards have been paralleled with the policy changes for submittal of a Master Sign Plan throughout the city. This plan has a two-layer approval process where most commercial developments would be approved on a one-layer Master Sign Plan. This has a second layer where each sign would be reviewed to make sure it complies with the sign plan.

COMMISSIONER TRUESDELL commended everyone involved in this process. He had been concerned about roof mounted signs that remove the creativeness and just leave this to wall mounted signs. This is the right place for signs to be creative. He likes the additional level of a Review Committee. In regard to freestanding signs, should the signs be removed or limited?

MR. VAN GORP responded that on page 5, section C.1.a, there is a provision to grandfather all existing signage that is in place as of January 2, 2002.

COMMISSIONER BUCKLEY referred to section 4, on page 6, under E where *historic signs* could be added. On page 7, section 8, there should be a further definition as to whether the 65 square feet is per building, linear feet, where it indicates: Wall mounted, on-premise advertising signs no larger than 65 square feet shall be exempt from this restriction. Paragraph A under the Design Review Provisions states compliance of the application with the standards identified in this section of Title 19A.060.100. Are those generic standards? MR. VAN GORP answered that they would be all the standards contained herein. COMMISSIONER BUCKLEY noted in paragraph I under the Design Review Provisions where it states: The aesthetic and architectural compatibility of the proposed sign to the building upon which the sign is suspended and the surrounding buildings. Perhaps *the area or nearby signs* could be added. He wondered if the Design Review Committee will have leeway in regard to aesthetics. MR. VAN GORP said it is staff's intent to allow latitude. COMMISSIONER BUCKLEY asked if waivers will be permitted.

MR. GENZER said there is no waiver provision, but an appeal process to the City Council.



# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 33

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

## DB-0015-01 - CITY OF LAS VEGAS

COMMISSIONER BUCKLEY wondered why this does not cover the Main Street Station area.

MR. VAN GORP said a finite area was chosen to initially begin this plan. It can be reviewed in the next year or two and the standards tweaked, etc. Perhaps they could make a request to be included in the District.

COMMISSIONER QUINN said Las Vegas has another name as a result of its signage, which is "Glitter Gulch." He likes signage and felt the area should be expanded.

COMMISSIONER EVANS thanked staff and is more comfortable with this proposal than what was presented to the Commission on October 18, 2001. He would like to see the art enhanced that has been made famous on Fremont Street. The Neon Museum and neon art in Las Vegas may be one of the largest tourist attractions in the next decade.

CHAIRMAN GALATI asked the intent of 3.c. under Master Sign Plan Requirements which allows the computation of the sign area and the height of any existing or proposed signs where it indicates any sign characteristics such as neon illumination or animated parts. MR. VAN GORP thought perhaps that language could be tightened as to the submittal process.

COMMISSIONER McSWAIN thought that if a proposal were to come before the Committee that would distract from the historic preservation there should be latitude to deny it. MR. VAN GORP responded that the language concerning aesthetic and architectural review allows the Design Review Committee latitude. However, stronger language could be added.

COMMISSIONER QUINN thought that the marketplace, developer or owner will decide what will bring in the customers.

CHAIRMAN GALATI felt the Design Review Committee needs to resolve the needs of today without creating problems in the future.

COMMISSIONER McSWAIN thought the Downtown cannot afford to miss many more opportunities in doing the right thing for the Downtown so caution needs to be exercised.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 34

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**DB-0015-01 - CITY OF LAS VEGAS**

COMMISSIONER GOYNES wondered if there has been any discussion with the casinos in regard to their signage.

MR. GENZER responded that the only discussion with the casinos has been with the Fremont Street Experience representative. Their position is neutral on this plan, but they have recognized opportunities to do some signage on parts of those properties that heretofore have not been allowed for various reasons and regulations to do such signage. Since this will open up more opportunities for them, staff feels they are in favor of this plan.

NOTE: COMMISSIONER TRUESDELL said he voted on the first proposal, but the revised area and notice does include a portion of the property that includes his office. He has no economic interest in the property, nor derive any benefit, so he will be voting on this item.

**To be forwarded to the City Council in Ordinance form.**

(6:15 - 6:52) 1 - 470

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 35

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-5.**

**Z-0081-01 - LEROY AND JEANETTE COBB**

Request for a Rezoning FROM: R-1 (Single Family Residential) Zone, under Resolution of Intent TO: P-R (Professional Office and Parking), TO: C-D (Designed Commercial) on 0.25 Acre at 1129 South Maryland Parkway (APN: 162-02-115-001), Ward 3 (Reese).

NOTICES MAILED 150 [Mailed with Z-0081-01(1)]

APPROVALS 1 (Speaker)

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous**

ANDREW REED, Planning and Development, stated this property is designated SC (Service Commercial) on the Southeast Sector Map of the General Plan. This request to CD (Designed Commercial) zoning would be in conformance with that General Plan designation. The low intensity commercial uses allowed within the CD zoning district will be compatible with adjacent Commercial and Industrial zoning and uses with appropriate site design. Staff recommended approval, subject to the conditions.

JON MULKEY, Engineer, 2551 North Green Valley Parkway, appeared to represent the applicants

LEROY and JEANETTE COBB, 9910 Fourviews, said they concur with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

RICHARD LENZ, TLG, Inc., 1125 South Maryland Parkway, owner of the adjacent old post office building, said a real estate company approached him several months ago indicating that the owner wished to put in a car maintenance facility. He was concerned as to whether this property would impede on his parking. He agreed to having the property used as a professional office building.

COMMISSIONER TRUESDELL asked Mr. Lenz if he was involved in the furniture store property. MR. LENZ said that is owned by another family.

MR. REED said C-D (Designed Commercial) zoning would not allow any kind of auto maintenance.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. B-6 for related discussion.

**To be heard by the City Council on January 16, 2002.**

(6:52 - 7:04) 1- 1800

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 36

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**Z-0081-01 - LEROY AND JEANETTE COBB**

**APPROVED**

4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 37

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-6.**

**Z-0081-01(1) - LEROY AND JEANETTE COBB**

Request for a Site Development Plan Review and Reduction in the amount of required of perimeter and parking lot landscaping FOR A PROPOSED 832 SQUARE FOOT OFFICE BUILDING on 0.25 Acre at 1129 South Maryland Parkway (APN: 162-02-115-001), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), PROPOSED: C-D (Designed Commercial), Ward 3 (Reese).

NOTICES MAILED 150 (Mailed with Z-0081-01)

APPROVALS 1 (Speaker)

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The City Council shall approve a Rezoning [Z-0081-01] to a C-D (Designed Commercial Zoning District).
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

Goynes -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Motion carried with Truesdell not voting.**

ANDREW REED, Planning and Development, stated this site is developed with a single-family dwelling. The applicant proposes to convert the structure to an office for a maid service business office. Parking for the office will be provided in the north portion of the site with access provided by a 20-foot wide public alley. Six new 24-inch box trees will augment the existing landscaping. No changes are proposed for the exterior of the structure.

The parking space provisions comply with the requirements of the Zoning Code. No other changes are proposed for the remainder of the site, which will remain residential in character.

There is considerable existing landscaping on the site. The applicant intends to plant additional trees on the property so as to comply with the Urban Design Guidelines requirement of a minimum of 24-inch box trees spaced 30 feet on center. The applicant is requesting a reduction in the width of the required landscape planter along the east property line from eight feet to five feet due to the location of the existing building. Staff recommended approval of that reduction.

The applicant also seeks to eliminate the requirement for parking lot landscaping. Due to the small size of the parking lot and because of security concerns, staff finds this elimination is warranted.

The plans depict a satisfactory attempt to be consistent with City standards. Staff recommended approval, subject to the conditions.

JON MULKEY, Engineer, 2551 North Green Valley Parkway, appeared to represent the applicants

LEROY and JEANETTE COBB, 9910 Four Views, said they concur with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 38

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**Z-0081-01(1) - LEROY AND JEANETTE COBB**

5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

9. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the side and rear property lines as indicated by the submitted site plan where no wall currently exists. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

11. All City Code requirements and design standards of all City departments must be satisfied.

RICHARD LENZ, TLG, Inc., 1125 South Maryland Parkway, owner of the adjacent old post office building said a real estate company approached him several months ago indicating that the owner wished to put in a car maintenance facility. He was concerned as to whether this property would impede on his parking. He agreed to having the property used as a professional office building. In addition, the sidewalk area adjacent to the applicant's property has been dirt for many years. Perhaps that could be included in their plans.

COMMISSIONER QUINN advised that one of the conditions addresses the off-site improvements such as curb cuts, etc.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL noted that staff said there will not be any improvements to the building. Several buildings in that area have been rezoned over the years and nothing done to the buildings. He would hope that the building will be repainted so it will be an enhancement for the area.

MR. COBB said they have put a new roof on the facility, upgraded the electrical, and intend to redo the outside.

COMMISSIONER EVANS asked if the landscaping can be exceeded from what is being required so there is not just a sea of concrete.

MR. COBB responded that some of the trees were removed because they were either dying or diseased.

NOTE: See Item No. B-5 for related discussion.

**To be heard by the City Council on January 16, 2002.**

(6:52 - 7:04) 1 - 1800

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 39

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**Z-0081-01(1) - LEROY AND JEANETTE COBB**

**Public Works**

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed to meet the approval of the Traffic Engineer.

APPROVED

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 40

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-7.**

**Z-0082-01 - HEARTHSTONE**  
**HOMEBUILDERS, INC.**

Request for Rezoning FROM: U (Undeveloped) Zone, [ML (Medium Low Density Residential) General Plan Designation] TO: R-CL (Single Family Compact-Lot) Zone of approximately 2.5 Acres located adjacent to the south side of Gowan Road, approximately 340 feet east of Durango Drive (APN: 138-09-301-002), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 4 (Brown).

NOTICES MAILED 373

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL.  
If approved, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The applicant shall provide a minimum six-foot wide landscape planter adjacent to the entire Gowan Road frontage. The planter shall provide one 24-inch box tree spaced every 30 feet on center as required by the Urban Design Guidelines and Standards.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Gowan Road.
4. Construct all incomplete half-street improvements on Gowan Road adjacent to this site concurrent with development of this site.

**Buckley -**  
**DENIED**

**Motion carried with McSwain abstaining as the applicant is a client of her firm.**

TROY JESCHKE, Planning and Development, stated that Section 19A.18.040 of the Las Vegas Zoning Ordinance indicates that for a property that is proposed to be rezoned to R-CL, it must be an infill parcel which has a maximum area of three acres, is surrounded by existing R-CL development and does not lend itself to an R-PD residential development. In this case, the subject parcel is an infill parcel of less than three acres. However, it is not surrounded by R-CL development. In addition, the subject parcel is adjacent to another parcel that is currently being annexed. The two properties could then be combined to form an R-PD development. Therefore, the subject property does not meet the criteria for R-CL zoning.

In addition, the Urban Design Guidelines and Standards require a minimum six foot wide landscape planter in addition to the width of any detached or attached sidewalk for any single family residential subdivision. In this case, the applicant is proposing no landscaping along the entire Gowan frontage. There is no sufficient justification for a waiver of the street-side landscaping.

Staff recommended denial of the rezoning and waiver of landscaping.

ED TANNEY, Tanney Engineering, 4445 South Jones Boulevard, appeared to represent the applicant. What is being proposed is a density of approximately 6.5 units per acre, which complies with the R-CL zoning. There is an infill piece under three acres that is in compliance with R-CL zoning. This property is not surrounded by R-CL zoning, but in a general R-CL area. Hearthstone Homebuilders has the 2.5-acre parcel immediately to the east in escrow, but the property in this application should be reviewed as a stand-alone piece. He did not feel the homeowners would want to pay a fee to maintain an open space area, making the lots smaller.



# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

## AGENDA & MINUTES

*City of Las Vegas*

Page 41

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**Z-0082-01 - HEARTHSTONE**  
**HOMEBUILDERS, INC.**

5. Meet with the Traffic Engineering Representative in Land Development to address issues relating to intersection offset distances for the proposed public street access to Gowan Road prior to the submittal of construction drawings or a Tentative Map for this site. Comply with the recommendations of the Traffic Engineering Representative in Land Development.

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Traffic Engineering Representative in Land Development.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL thought that if the applicant owned the adjacent 2.5 acres, combining that would make the subject property a better development. MR. JESCHKE added that if both parcels came in they would meet the criteria for an R-PD development, but that is a timing issue for the applicant.

COMMISSIONER QUINN noted that more density could be obtained in an R-PD12 than an R-CL development. MR. JESCHKE explained that the applicant does not want to put in open space, which it would have to be done in an R-PD12 development.

CHRIS GLORE, Planning and Development, noted that on the zoning map on the southeast of this parcel there are significant areas under R-PD8 zoning that are single family detached. In the past it has been possible for single-family development to occur under an R-PD at a relatively high density.

MR. TANNEY responded that with R-PD8 zoning they would be mandated to have open space.

MR. JESCHKE added that if that were the case the applicant would have to apply for a Variance to request no open space.

MR. GENZER recalled that at the time the adjacent subdivision was approved the reason for the utilization of the R-PD8 was for the allowance of private streets. Under the General Plan designation for this property, which is Medium-Low, the maximum that would be allowed is eight units per acre. They would need a General Plan Amendment to get more units on this property.

MR. TANNEY further noted that Hearthstone Homebuilders is a small developer who pick up infill pieces. It is difficult to assemble a contiguous piece that is viable for higher density.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 42

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**Z-0082-01 - HEARTHSTONE**  
**HOMEBUILDERS, INC.**

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

CHAIRMAN GALATI said this is the first R-CL project he has seen since being on the Planning Commission. A nicer development could be done if the applicant acquires the adjacent parcel.

COMMISSIONER EVANS asked if the Nevada Power corridor is usable recreational space. MR. TANNEY explained that on the corner of Cimarron and Gowan it is open to the public. There are portions of that corridor that are private.

CHAIRMAN GALATI noted there have been similar situations on Alexander that have created a higher standard. If this piece is taken care of then it is said that the two adjacent parcels cannot be anything else because they cannot be combined to be an R-PD project.

MR. TANNEY felt acquiring all the property is very difficult.

CHAIRMAN GALATI added that one parcel is in escrow at this time.

COMMISSIONER BUCKLEY asked if staff feels this could be designed as an R-PD project. MR. JESCHKE answered that it is a viable option, but they would need to get the piece directly to the east.

MR. GLORE said on a small piece like this one it may be beneficial to have the private streets. If the streets were reduced to 37 feet there would be an opportunity to have comparable lot sizes and provide an open space within the subdivision.

**To be heard by the City Council on January 16, 2002.**

(7:04 - 7:24) 1 - 2300

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 43

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-8.**

**Z-0083-01 - BABB INVESTMENT COMPANY  
ON BEHALF OF SPRINT PCS**

Request for a Rezoning FROM: U (Undeveloped) Zone, [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 4.87 Acres adjacent to the south side of Gowan Road, approximately 1,015 feet east of Hualapai Way (APN: 138-07-301-004), Ward 4 (Brown.)

NOTICES MAILED 42 [Mailed with Z-0083-01(1)]

APPROVALS 0

PROTESTS 3 (Speakers)

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Coordinate with the Right-of-Way Section of the Department of Public Works to ensure that all proper documentation for all required public street dedications are recorded for the overall site of which this parcel is a part prior to the issuance of any permits for this site.

4. Construct all incomplete half-street improvements (sidewalk) on Gowan Road adjacent to this site concurrent with development of this site.

**Buckley -**

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Motion carried with Truesdell voting NO.**

ANDREW REED, Planning and Development, stated this site is designated Planned Community Development on the Centennial Hills Sector Plan of the General Plan. This requested zoning will be consistent with that designation. Staff recommended approval, subject to the conditions.

CHRIS WENER, Spectrum Surveying and Engineering, appeared to represent the applicant. The parcel is owned by the owner of the Challenger School, which abuts the property to the west and south. This piece will be incorporated into some aspect of the school and church. Preliminary plans are for a park and playing field. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

LYLE M. GREENHILL, 9736 Drummannon Avenue, appeared in protest. The pole will block his view of the mountains. There could be more advantageous locations for the pole, perhaps on the Water District property.

ED VOVS, 9721 Drummannon Avenue, appeared in protest. The area where the pole will be located abuts a park that is behind a police academy and will be extended across Gowan as a walking/biking trail to Lone Mountain. The zone change would be a positive extension for Challenger School. However, having a pole sticking up in the area is inappropriate for that kind of structure. The retention basin area would be more appropriate.

JERRY SLOAN, 9704 Enniskeen Avenue, appeared in protest. The pole will be an eyesore. It could be relocated outside of a residential area.

CHAIRMAN GALATI declared the Public Hearing closed.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 44

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**Z-0083-01 - BABB INVESTMENT COMPANY  
ON BEHALF OF SPRINT PCS**

COMMISSIONER TRUESDELL asked the height of the church steeple. MR. WENER answered that it is around 36 feet high. There are existing light standards that are 40 feet in height within the park. Also, there are existing parking lights that are 40 feet in height on the east strip of a drive aisle. That owner did not want to encumber any of his parking spaces, but suggested moving the pole off Gowan 185 feet to the south, bringing it closer to the building where it would be out of the line of site for the homes to the east.

COMMISSIONER TRUESDELL asked if there will be lighted ballfields incorporated on this property. MR. WENER said the eventual plan is for ballfields. That would have to go through a site plan review. There is no guarantee as to whether the ballfields will have light standards. There are light standards in the park.

NOTE: See Item No. B-9 for related discussion.

**To be heard by the City Council on January 16, 2002.**

(7:24 - 7:42) 1 - 3320

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 45

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-9.**

**Z-0083-01(1) - BABB INVESTMENT  
COMPANY ON BEHALF OF SPRINT PCS**

Request for a Site Development Plan Review FOR A PROPOSED 60 FOOT TALL WIRELESS COMMUNICATIONS MONOPOLE on 4.87 Acres adjacent to the south side of Gowan Road, approximately 1,015 feet east of Hualapai Way, (APN: 138-07-301-004), U (Undeveloped) Zone, [PCD (Planned Community Development) General Plan Designation], PROPOSED PD (Planned Development) Zone, Ward 4 (Brown).

NOTICES MAILED 42 (Mailed with Z-0083-01)

APPROVALS 0

PROTESTS 3 (Speakers)

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations.
3. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment.
4. All City Code requirements and all City departments' design standards shall be met.
5. Site development to comply with all applicable Conditions of Approval for Rezoning Application Z-0083-01 and all other site related actions.

**Buckley -  
DENIED (Incompatible with surrounding area).  
Unanimous**

ANDREW REED, Planning and Development, stated the elevations indicate the tower will have a slimline configuration and sufficient space to accommodate two carriers. The site plan indicates the tower will be located within a 30' x 40' lease area in the north portion of the site, 52 feet from the north property line and 104 feet from the east property line. A tan split faced block wall will enclose the lease area and be eight feet in height.

This tower would be more compatible with the surrounding development if it could be placed adjacent to the existing church. That would allow the tower and associated equipment to be partially screened by the existing structure. There are additional design alternatives that could be considered, perhaps putting the antennas in a parking lot light, or within the ballpark lighting located in the north portion of the site.

Staff recommended denial.

CHRIS WENER, Spectrum Surveying and Engineering, 7351 West Charleston Boulevard, Suite 120, appeared to represent the applicant. They are proposing to install a 60-foot slimline monopole. This facility complies with every aspect of the code and complies with Residential Adjacency Standards. Directly north of Gowan is a detention basin. There is a park that abuts the property directly to the east, which is a linear park that is 330 feet wide. The setback to the residential development to the east is over 400 feet. The required setback from residential development is 180 feet. The setback from the site to the multi-family to the west is over 500 feet. Staff suggested placing the site closer to the existing building to the south to help minimize the impact. The pole is designed for co-location and the equipment will be screened with a decorative block wall.

CHAIRMAN GALATI declared the Public Hearing open.

LYLE M. GREENHILL, 9736 Drummannon Avenue, appeared in protest. The pole will block his view of the mountains. There could be more advantageous locations for the pole, perhaps on the Water District property.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 46

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**Z-0083-01(1) - BABB INVESTMENT  
COMPANY ON BEHALF OF SPRINT PCS**

ED VOVSI, 9721 Drummannon Avenue, appeared in protest. The area where the pole will be located abuts a park that is behind a police academy and will be extended across Gowan as a walking/biking trail to Lone Mountain. The retention basin area would be more appropriate for a pole.

JERRY SLOAN, 9704 Enniskeen Avenue, appeared in protest. The pole will be an eyesore. It could be relocated outside of a residential area.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL asked the height of the church steeple. MR. WENER answered that it is around 36 feet high. There are existing light standards that are 40 feet in height within the park. Also, on the east strip of a drive aisle there are existing parking lights that are 40 feet in height. That owner did not want to encumber any of his parking spaces, but suggested moving it off Gowan 185 feet to the south, bringing it closer to the building where it would be out of the line of site for the homes to the east.

COMMISSIONER TRUESDELL asked if there will be lighted ballfields incorporated on this property. MR. WENER said the eventual plan is for ballfields. That would have to go through a Site Development Plan Review. There is no guarantee as to whether the ballfields will have light standards. There are light standards in the park.

CHAIRMAN GALATI thought this antenna should be in a flagpole, etc. MR. WENER explained that when the antenna is on a flagpole it limits the performance of the site, but where it can be done they do it. In this area there are not a lot of facilities.

COMMISSIONER McSWAIN would like to see poles erected more creatively.

NOTE: See Item No. B-8 for related discussion.

**To be heard by the City Council on January 16, 2002.**

(7:24 - 7:42) 1 - 3320

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 47

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-10.**

**V-0079-01 - CAREFREE WINTERHAVEN  
LIMITED LIABILITY COMPANY ON BEHALF  
OF TEMPLETON DEVELOPMENT  
CORPORATION**

Request for a Variance TO ALLOW A DOUBLE-FACED FREESTANDING GROUND SIGN WITH AN AREA OF 672 SQUARE FEET ON EACH SIDE WHERE 48 SQUARE FEET IS THE MAXIMUM AREA PERMITTED; AND A HEIGHT OF 45 FEET WHERE 12 FEET IS THE MAXIMUM HEIGHT PERMITTED on property located adjacent to the east side of U.S. 95, north of Cheyenne Avenue, at 3300 Winterhaven Street (APN: 138-10-803-011), R-PD20 (Residential Planned Development – 20 Units per Acre) under Resolution of Intent to R-4 (High Density Residential) Zone, Ward 6 (Mack).

NOTICES MAILED 195

APPROVALS 0

PROTESTS 2 (1 read into record)

STAFF RECOMMENDATION: DENIAL.  
If approved, subject to:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The maximum height of the sign shall be amended to 30 feet.
3. The maximum size of the sign shall be amended to 120 square feet per sign face.

Truesdell -

**ABEYANCE TO THE JANUARY 10, 2002 PLANNING COMMISSION MEETING (Applicant to meet with staff to resolve issues).**

**Motion carried with Buckley abstaining as the applicant is a client of his law firm.**

ANDREW REED, Planning and Development, stated the applicant's justification letter indicates that a recently constructed sound wall on the U.S.95 frontage has severely limited the visibility of this property from the freeway. The size and height of the signage is not warranted. This sign would be inappropriate for the advertising of a residential project and out of scale with the surrounding residential neighborhood. The applicant's hardship is financial. Staff recommended denial.

BILL QUINN, Templeton Development Corporation, 3311 South Rainbow Boulevard, Suite 225, appeared as the developer, builder, owner and operator of the Carefree Senior Housing communities in the valley. They have another facility along a freeway. Prior to the sound wall being built, he went to the 95 Project Office on Meadows Lane and tried to talk with them, but was unable to convince them the residents object to the wall. Then he pursued the sound wall with NDOT to no avail. At the present time there is a 17-foot high sound wall on the entrance ramp to the northbound U.S.95. They had installed a neon sign on the side of the building, which cost about \$10,000, to advertise and market this facility. Now that signage is invisible. He would be willing to reduce the size of the sign in half from what is being requested because he is just trying to let people know where this facility is located. The sign will be about 90 feet from the entrance ramp.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed. He suggested having a monument sign that just peaks over the top of the sound wall and designed more appropriately. This proposal sets a dangerous precedence. He has concerns in regard to the size and design of the sign.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 48

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**V-0079-01 - CAREFREE WINTERHAVEN  
LIMITED LIABILITY COMPANY ON BEHALF  
OF TEMPLETON DEVELOPMENT  
CORPORATION**

COMMISSIONER EVANS noted that staff is requiring the maximum height of the sign to be 30 feet and maximum size 120 square feet per face. MR. QUINN said the sign on the side of the building is at a height of 30 feet and totally invisible because of the sound wall.

COMMISSIONER TRUESDELL thinks sound walls are unattractive. He thought this item should be held in abeyance.

COMMISSIONER McSWAIN agreed to having this item held in abeyance so the applicant could meet with staff on the size, etc.

COMMISSIONER EVANS felt this sign is excessive.

**To be heard by the City Council on January 10, 2002.  
(Amended at January 10, 2002 meeting to indicate to be  
heard by the *Planning Commission* on January 10, 2002.)**

(7:42 - 8:00) 1 - 400



# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 49

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-11.**

**V-0082-01 - JESS AND DANA HALDEMAN**

Request for a Variance TO ALLOW A PROPOSED HOUSE ADDITION TO BE 12.59 FEET FROM THE REAR PROPERTY LINE WHERE 35 FEET IS THE MINIMUM SETBACK ALLOWED at 3221 Ashby Avenue (APN: 162-05-115-019), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 157

APPROVALS 4 (Letters)

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

2. City Code requirements and design standards of all City Departments that are not affected by approval of this Variance must be satisfied.

Public Works

3. Construct half-street improvements on that portion of Ashby Avenue adjacent to this site not already constructed, concurrent with development of this site. All existing off-site improvements damaged or removed by this development shall be restored to their original location and to their original width concurrent with development of this site.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH THE FIRST SENTENCE DELETED IN CONDITION NO. 3, CONDITION NO. 4 AMENDED FOR APPLICANT TO SIGN AND RECORD A COVENANT RUNNING WITH LAND AGREEMENT FOR THE POSSIBLE FUTURE INSTALLATION OF HALF-STREET IMPROVEMENTS (INCLUDING CURB AND GUTTER, SIDEWALKS, STREETLIGHTING, PERMANENT PAVING AND POSSIBLY FIRE HYDRANTS AND SEWERS) ON ASHBY AVENUE AND ADJACENT TO THIS SITE. THE COVENANT AGREEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY OF THE RECORDED DOCUMENT MUST BE PROVIDED TO THE CITY, AND EXISTING CONDITION NO. 4 RENUMBERED TO CONDITION NO. 5.**

**Motion carried with Buckley voting NO.**

ANDREW REED, Planning and Development, stated the applicant is proposing to construct a sunroom and garage additions on a 0.48-acre corner lot. These additions will attach an existing detached casita to the main single-family dwelling. There is no evidence of unique or extraordinary circumstances and the applicant has created a self-imposed hardship by attempting to overbuild the site. Alternative site plans are possible that would either allow construction in conformance to Title 19A setback requirements or would require a lesser deviation from the Development Standards. Staff recommended denial.

MIKE VIALAPANDO, Lochsa Engineering, 5820 Spring Mountain Road, Suite 308, appeared on behalf of the applicants. This home was originally constructed in 1963. The applicants purchased it in 1996. There is an existing guesthouse that is separate from the main house, but with this request it will attach to the house, which changes the setback requirements. At that time the home was in disrepair. They have made a sizeable investment in the home. The City has been pushing for revitalization and rehabilitation of the older homes. This is a final phase of rehabilitation of the property. This property does not have a garage. There is only one

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 50

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

## **V-0082-01 - JESS AND DANA HALDEMAN**

4. If the entry gates proposed are to be electrically opened and closed, the gates may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.

portion of the property that would be conducive to constructing a garage. Vehicles parked on property developed as a home are usually an eyesore. The area is in the Master Plan for a future R-1 designation, which would require a 15-foot setback. Currently they are proposing a setback from the rear property line of 12.59 feet. The property immediately to the west is all R-1. They met with the adjacent homeowners and obtained letters from those individuals in approval. He was concerned about the half-street improvements being required in the first sentence under Condition No. 3. That would contradict the rural feel of the roadway. However, the remainder of that condition could remain. He asked if there needs to be an electronic gate as recommended in Condition No. 4.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER BUCKLEY felt he would not have a problem with this request if there were a 20-foot setback. In regard to Condition No. 3, the street should remain rural. This is a self-created hardship.

COMMISSIONER EVANS referred to the 20/20 Master Plan where there is a provision to encourage casitas and mother-in-law units, particularly in older housing. Is that what is being requested here?

MR. VIALAPANDO said there is an existing guesthouse, which will be added onto and attached to the main structure. However, when the guesthouse is attached to the main structure it falls into the criteria of the overall setback.

COMMISSIONER QUINN did not see a problem with the garage since the neighbors are not objecting.

CHAIRMAN GALATI agreed that it would be advantageous to have a garage so the cars are kept off the street and protected from the sun.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 51

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**V-0082-01 - JESS AND DANA HALDEMAN**

BART ANDERSON, Public Works, commented that if there are no gates then Condition No. 4 would not apply. As far as Condition No. 3, Public Works would like to see the street improvements extended, but if the Planning Commission does not feel they are necessary then there should be a requirement of a Covenant Running With The Land for possible future installation of street improvements.

**This is final action.**

(8:00 - 8:20) 2 - 1000

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 52

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-12.**

**U-0025-96(1) - MICHELE ACHIARDI ON  
BEHALF OF VIACOMM OUTDOOR GROUP**

Required Five Year Review of an Approved Special Use Permit WHICH ALLOWED A DOUBLE-FACED 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the west side of Rancho Drive, south of Alexander Road (APN: 138-02-803-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

NOTICES MAILED 207

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

*Planning and Development*

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

**Quinn -  
DENIED**

**Motion for APPROVAL, SUBJECT TO THE CONDITIONS AND A TWO YEAR REVIEW, did not carry with Goynes, McSwain and Truesdell voting No and Buckley abstaining as a client of his law firm owns property between Jones Boulevard and Rancho Drive.**

ANDREW REED, Planning and Development, stated the Las Vegas Municipal Code allows for the removal of an off-premise advertising sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards for approval of a Special Use Permit. The area surrounding this site has not changed substantially in the past two years since the last Special Use Permit review, but billboards are not conducive to new development and not an appropriate use in perpetuity. Therefore, staff recommended this approval be subject to a two-year review. Staff recommended approval, subject to the conditions.

RYAN ARNOLD, 3225 South Rainbow Boulevard, appeared on behalf of Viacomm Outdoor Group. He concurred with staff's conditions, but would prefer this billboard to be reviewed in three (3) or four (4) years rather than just two (2) years.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL commented there are too many billboards in this area.

CHAIRMAN GALATI had a photo of billboards in the area that are in disrepair. One of the signs did not have copy on it, but the sign under this application had advertising on it.

COMMISSIONER QUINN thought there should be a penalty if the signs remain vacant for more than four months. DEPUTY CITY ATTORNEY BRYAN SCOTT responded that the only recourse would be to have the City's Code Enforcement Division go out and fine the owner.

**This is final action.**

(8:20 - 8:27) 2 - 1740

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 53

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-13.**

**U-0142-01 - BOCA PARK-PAD LIMITED  
LIABILITY COMPANY ON BEHALF OF JJ &  
DH INCORPORATED**

Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH A PROPOSED SUSHI RESTAURANT at 1000 South Rampart Boulevard, Suite 16 (APN: 138-32-412-018), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

NOTICES MAILED 249

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

*Planning and Development*

1. If this Special Use Permit is not exercised within one year of this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code which states that a restaurant service bar license authorizes alcoholic beverages to be sold for consumption only in connection with meals served at tables on the premises of the restaurant where the same are sold.
4. All City Code requirements and design standards of all City departments must be satisfied.

McSwain -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Truesdell abstaining as he has negotiations ongoing with the property owner.**

ANDREW REED, Planning and Development, stated the Zoning Code requires the sale of on-premise liquor served from a restaurant service bar to be a minimum of 400 feet from a church, synagogue, school, childcare facility licensed for more than twelve children, or City park. In this case, no protected use is known to be within the minimum separation distance. A restaurant service bar can be operated in a manner that is harmonious and compatible with development in the area. He recommended approval, subject to the conditions.

JAMES GRINDSTAFF, Perlman Architects, 2230 Corporate Circle, Suite 200, appeared on behalf of the owner. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on January 16, 2002.**

(8:27 - 8:28) 2 - 2033 (Recess)

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 54

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**U-0142-01 - BOCA PARK-PAD LIMITED  
LIABILITY COMPANY ON BEHALF OF JJ &  
DH INCORPORATED**

*Public Works*

5. Site development to comply with all applicable Conditions of Approval for the Peccole Ranch Town Center (also known as Boca Park), Zoning Reclassification Z-0030-92 and all other subsequent site-related actions.

APPROVED

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 55

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-14.**

**U-0143-01 - BUFFALO WASHINGTON,  
LIMITED LIABILITY COMPANY ON BEHALF  
OF K-MART CORPORATION**

Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING RETAIL STORE (BIG K-MART) located at 7501 West Washington Avenue (APN's: 138-27-312-005, 138-27-301-013 and 014), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

NOTICES MAILED 1043

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

*Planning and Development*

1. If this Special Use Permit is not exercised within one year of this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. Approval of this Special Use Permit does not constitute approval of a liquor license.

3. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.

4. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code.

McSwain -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous**

TROY JESCHKE, Planning and Development, stated the City of Las Vegas Zoning Ordinance requires the sale of packaged liquor to be a minimum of 400 feet from any church, park, school, synagogue, or childcare licensed for more than twelve children. In this case, no protected use is known to be within the minimum separation distance. The sale of packaged liquor can be operated in a manner that is harmonious and compatible with development in the area.

In response to the Planning Commission's consistency in conditions, staff has included a condition requiring the prohibition of the sale of individual containers of any size beer, wine coolers, or screw cap wine.

Staff recommended approval, subject to the conditions.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. This application is in association with the expansion of the existing K-Mart, which will be expanded to a Super K-Mart with a grocery element. That has necessitated the request for a Special Use Permit for the sale of packaged liquor. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL thought the Planning Commission had voted on a Text Amendment containing a waiver of the distance in these types of situations. MR. JESCHKE said that is only in the case of a waiver of the distance separation being needed. In this case it is larger than 20,000 square feet and less than 20% of the floor area so it would not need to be under that requirement.

CHRIS GLORE, Planning and Development, added that if they needed to have a waiver from a protected use they could apply for one under the Code provision, but they don't need one in this case.

**To be heard by the City Council on January 16, 2002.**

(8:47 - 8:50) 2 - 2104

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 56

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-15.**

**U-0144-01 - PAN PACIFIC RETAIL  
PROPERTIES ON BEHALF OF DAVID KIM**

Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR IN CONJUNCTION WITH AN EXISTING SUSHI RESTAURANT (ARIGATO SUSHI) at 2351 North Rainbow Boulevard, Suite #103 (APN: 138-22-503-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

NOTICES MAILED 377

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

Planning and Development

1. If this Special Use Permit is not exercised within one year of this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. Approval of this Special Use Permit does not constitute approval of a liquor license.

3. This business shall operate in conformance to Chapter 6.50 (Liquor Control) of the City of Las Vegas Municipal Code which states that a restaurant service bar license authorizes alcoholic beverages to be sold for consumption only in connection with meals served at tables on the premises of the restaurant where the same are sold.

4. All City Code requirements and design standards of all City departments must be satisfied.

McSwain -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH THE ADDITIONAL CONDITION STATING THIS BUSINESS SHALL OPERATE IN CONFORMANCE TO CHAPTER 6.5 OF THE CITY OF LAS VEGAS MUNICIPAL CODE.**

**Motion carried with Buckley abstaining as the applicant is a client of his law firm.**

TROY JESCHKE, Planning and Development, stated the City of Las Vegas Zoning Ordinance requires any restaurant service bar to be a minimum of 400 feet from a church, park, school, synagogue, or childcare licensed for more than 12 children. No protected use lies within the minimum separation distance. This bar is an ancillary use to the restaurants use and can be operated in a manner that is harmonious and compatible with the development in the area. He requested an additional condition which states: *This business shall operate in conformance to Chapter 6.5 of the City of Las Vegas Municipal Code.* Staff recommended approval, subject to the conditions.

DAVID KIM, Arigato Sushi, 451 Crestdale Lane, Suite 73, said he concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on January 16, 2002.**

(8:50 - 8:53) 2- 2250



# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 57

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-16.**

**SD-0063-01 - D 2801 WESTWOOD INC., ET AL**

Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED 24,093 SQUARE FOOT SEXUALLY ORIENTED BUSINESS (THE BOARD ROOM) on property located at 2801 Westwood Drive (APN's: 162-08-604-001, 162-09-102-003 and 162-09-102-004), M (Industrial) Zone, Ward 3 (Reese).

NOTICES MAILED 54

APPROVALS 0

PROTESTS 1

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

2. The landscape plan shall be revised, prior to the issuance of any building permits, to depict an eight foot wide landscape planter along the north, south and west property lines with 24-inch box trees planted 30 feet on center along the north and south property lines and 20 feet on center along the west property line. In addition, four 5-gallon shrubs shall be planted for each 24-inch box tree.

3. The elevations shall be revised, prior to the issuance of any building permits, to reduce the number of sculptures and weather vanes on the building to reduce visual clutter.

4. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

**Buckley -**

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous**

TROY JESCHKE, Planning and Development, stated access to this site is via one driveway onto Westwood Drive directly adjacent to the proposed tavern/sexually oriented business. The applicant will also be extending Westwood Drive as a private drive between the public portion of Westwood Drive on the south to Presidio Avenue on the north. The building will be located in the far southwestern portion of the overall site with a shared parking lot located directly to the north. A canopy with valet parking drop-off is depicted in the front of the proposed building. An existing office building facing Highland Drive is depicted on the northeast corner of the site with the shared parking lot to the south and west. All of those properties are under common ownership.

The landscaping generally conforms to the requirements of the Las Vegas Urban Design Guidelines and Standards. However, staff finds that additional landscaping could be easily implemented into the landscape plan. Therefore, staff recommended only a partial reduction of landscaping. Staff finds that instead of the required 15 feet of landscaping along the I-15 frontage, the requirement may be reduced to eight feet because of the elevated nature of the I-15 freeway. There is a condition requiring the landscape planters along the south, west and north property lines to maintain a minimum width of eight feet. The building elevations depict a Venetian style architecture with columns and statues adorning the facades of the building. Those elevations are appropriate in architecture and color. However, the weather vanes and statues create a cluttered look. There is a condition reducing the number of statues and weather vanes on the building.

Staff recommended approval, subject to the conditions.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent the applicant. This property is located south of Sahara Avenue along the I-15 frontage. This project has been before the Planning Commission a couple of times. The tavern and adult business licenses were approved by the City Council, subject to a condition that a Site Plan Review be brought back, which is this application. They have acquired the properties immediately to the north to give direct access to the parking and secondary access to Highland Road. In regard to Condition No. 2, there is one area where achieving eight-foot wide landscape planters would be difficult. They cannot reduce the 20-foot driveway width because of fire access.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 58

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**SD-0063-01 - D 2801 WESTWOOD INC., ET AL**

5. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

8. A Master Sign Plan shall be submitted for approval of Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

11. All City Code requirements and design standards of all City departments must be satisfied.

12. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on January 16, 2002.**

(8:53 - 8:59) 2 - 2360

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 59

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**SD-0063-01 - D 2801 WESTWOOD INC., ET AL**

**APPROVED**

Public Works

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 60

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**SD-0063-01 - D 2801 WESTWOOD INC., ET  
AL**

**APPROVED**

Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 61

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-17.**

**Z-0076-86(18) - ALL UNLIMITED LIMITED PARTNERSHIP ON BEHALF OF VERIZON WIRELESS**

Request for a Site Development Plan Review FOR A PROPOSED 45 FOOT TALL WIRELESS COMMUNICATION MONOPOLE at 9301 West Sahara Avenue (APN: 163-07-501-005), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

NOTICES MAILED 84

APPROVALS 0

PROTESTS 1  
19 (Petition)  
1 (Speaker)  
Total 21

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations.
3. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment.
4. All City Code requirements and design standards of all City departments must be satisfied.

Goynes -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Motion carried with Truesdell voting NO.**

ANDREW REED, Planning and Development, stated the elevations indicate a tower will be designed to appear as the flagpole and will have sufficient space to accommodate one carrier. The tower will be located north of the convenience store. Equipment associated with the tower will be located on the roof of the convenience store and screened from view from the adjacent streets. The flagpole design is one that is aesthetically favorable for this use and will minimize the intrusiveness of the tower. Staff recommended approval, subject to the condition.

CHRIS WENER, Spectrum Surveying and Engineering, 7351 West Charleston Boulevard, Suite 120, appeared to represent Verizon Wireless. This monopole will be located at the Turtle Stop on the southwest corner of Sahara and Durango. It is an existing facility that has been recently constructed in Henderson and Green Valley with the antennas in a flagpole. The flagpole will be at the north end of the building and the antennas enclosed within the pole itself. The equipment will be on the roof of the structure and completely screened from outside view of the street. The screening will be painted to match the existing structure.

CHARMAN GALATI declared the Public Hearing open.

MARK ZALAORAS, 2704 Quail Roost Way, appeared in protest. His home is the closest residence to this property. He obtained signatures on a petition in opposition. There are design standards imposed in The Lakes area, such as height restrictions and architectural appeal. The tower would be twice the height of his home. The restrictions on signs are just for monument signage. Because something is allowed does not mean it is appropriate.

CHAIRMAN GALATI declared the Public Hearing closed.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 62

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**Z-0076-86(18) - ALL UNLIMITED LIMITED  
PARTNERSHIP ON BEHALF OF VERIZON  
WIRELESS**

COMMISSIONER McSWAIN asked the line of sight relative to the housing. MR. WENER answered that this complies with the Residential Adjacency setback. If this were not a wireless facility the code would allow a 45 foot high flagpole to be placed on the site. The reason this is before the Planning Commission is because it is a wireless facility application. It also complies with the CC&R requirements for the area. This has been approved by The Lakes Architectural Committee. It also complies with all aspects of the City Code.

COMMISSIONER BUCKLEY asked why this pole would not be placed across the street where there are some high signs. MR. WENER noted that they have investigated every corner of this intersection. On the northeast corner there is an existing 80 foot high tower that already has four carriers on it. The northwest portion is controlled by Triple Five development.

COMMISSIONER TRUESDELL wondered about the height of the equipment compared with the architectural tower on the front of the building. MR. WENER responded that there is an existing 3 foot 7 inch parapet. The height of the equipment is about 5 feet, or about 2.5 feet above the parapet.

**To be heard by the City Council on January 16, 2002.**

(8:59 - 9:13) 2 - 2670

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 63

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-18.**

**Z-0061-93(8) - RAINBOW CORPORATE CENTER, LIMITED LIABILITY COMPANY**

Request for a Site Development Plan Review FOR A PROPOSED 4,556 SQUARE-FOOT COMMERCIAL BUILDING on 6.44 Acres adjacent to the southwest corner of Rainbow Boulevard and Washington Avenue (APN: 138-27-701-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (M. McDonald).

NOTICES MAILED 354

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
3. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous**

TROY JESCHKE, Planning and Development, stated access to this site is from two existing driveways onto Rainbow Boulevard. An existing 155,000 square foot office building complex is on the northern portion of this site. This portion of the site is a pad on the southeast corner that was never built out. This building would be on the southeast corner of the pad with a drive-through lane behind it and parking to the north and west. There will be three tenants: two food service businesses and one unknown retail business. The majority of the landscaping exists from previous approvals for the office building. The remaining parking lot landscaping is appropriate and conforms with the Urban Design Guidelines and Standards. The architecture of the building consists of a standard retail building with multi-colored stucco and tile accents on the corners and multi-planter pop-outs and relief features with a flat roof. Staff recommended approval, subject to the conditions.

DENNIS BONDS, Garapich & Associates, 10 Commerce Center Drive, Henderson, Nevada appeared to state they concur with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on January 16, 2002.**

(9:13 - 9:15) 2 - 3420

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 64

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**Z-0061-93(8) - RAINBOW CORPORATE  
CENTER, LIMITED LIABILITY COMPANY**

**APPROVED**

6. All City Code requirements and all City departments' design standards shall be met.

7. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

**Public Works**

8. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

10. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.

11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.



# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 65

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-19.**

**Z-0071-86(1) - DESERT HONDA OF LAS VEGAS**

Request for a Review of Condition #7 of an Approved Rezoning Application (Z-0071-86) WHICH PROHIBITED A PUBLIC ADDRESS SYSTEM IN CONJUNCTION WITH AN AUTOMOBILE DEALERSHIP located at 1700 East Sahara Avenue (APN's: 162-02-801-001 and 002), C-2 (General Commercial) Zone, Ward 3 (Reese).

NOTICES MAILED 196

APPROVALS 1

PROTESTS 3  
1 (Letter)  
3 (Speakers)

Total 7

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

Planning and Development

1. The outdoor public address system shall be reviewed in one year to determine its continued appropriateness.

2. Conformance to all applicable Conditions of Approval, not amended by this review, of Rezoning (Z-0071-86) and Site Development Plan Review (Z-0071-86) and all other subsequent site related actions.

**Buckley -  
DENIED (Too close to residential uses).  
Unanimous**

TROY JESCHKE, Planning and Development, stated the applicant's justification letter indicates that when they moved onto the site in 1981 they operated with both indoor and outdoor public address systems. In 1986 during a rezoning and expansion of the auto dealership, Condition No. 7 of that application required that no public address system be allowed. The applicant states that in order for Desert Honda to continue serving customer needs the reinstallation of the public address system is needed.

Section 19A.04.040 of the Las Vegas Zoning Ordinance establishes the criteria for new motor vehicle dealerships. The installation of public outdoor address or bell systems is prohibited. This business does not have an undue hardship because the City requires a prohibition of outside public address systems of all vehicle dealerships. In addition, staff finds the close proximity of the residential uses reinforces the appropriateness of having no public address systems at this location.

Staff recommended denial.

DICK LOBACH, Service Manager, Desert Honda of Las Vegas, 1721 Chapman Drive, said car dealers sell from their parking lots rather than their buildings. Of 115 employees, only 35 people have assigned desks, with only 18 performing desk work. The necessity of a public address system to contact all of the employees, especially the salesmen, is very vital. In 1987 when the additional building was added a public address system was installed on the outside. The error was that the speakers were placed in the front and back of the dealership. The ones in the back interfered with the residents in the back. As a result, those speakers were removed. From 1987 to 2001 the dealership has been operating a public address system at that location without one complaint until the complaint that was brought by a disgruntled neighbor who had a run-in with a salesman. After the PA system was removed Metro filed a complaint that the public address system was too loud. However, they no longer had their public address system. It was discovered that the noise came from the dealership across the street in the County. The speakers they installed during their remodeling in 2001 are small boxes

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 66

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**Z-0071-86(1) - DESERT HONDA OF LAS VEGAS**

located at the front of the new car building, one at the front of 1710 East Sahara Avenue under an awning, and one at the front of the service drive between the new car portion and back of the dealership aimed frontward into the drive area. That would have no more affect than the speakers that had been there for the last 14 years.

CHAIRMAN GALATI declared the Public Hearing open.

RICHARD CONLEY, 2301 South 17th Street, appeared in protest. It is noisy at this dealership at the present time. They unload their semi trucks and leave the motors running.

CHRISTIANE LEBON, 1712 Kassabian Avenue, appeared in protest. There is a sign on Kassabian Avenue indicating NO TRUCKS, but they are coming and going all day. The PA system is very loud seven days a week.

LEONARD TALARICO, 2104 Spencer Street, appeared in protest. He is not against car salesmen, but intrusion into the neighborhood. He got Metro to come out and cite them for their noise. They could use wireless communication: beepers, hand-held walkie-talkies, or radios. Trucks and cars are being test driven in the neighborhood. They have to live with this business and this business has to live with the neighbors.

CHAIRMAN GALATI declared the Public Hearing closed.

DICK LOBACH appeared in rebuttal. He lives in the area. Mr. Talarico heard a public address system, but it was the one across the street.

COMMISSIONER EVANS noted that the City Ordinance indicates the installation and use of outdoor public address system or bell system is prohibited for new car sales. This dealership needs to be a good neighbor.

COMMISSIONER BUCKLEY felt the City's position is clear on this issue. He made a motion for denial.

**To be heard by the City Council on January 16, 2002.**

(9:15 - 9:30) 2 - 3550

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 67

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-20.**

**Z-0064-96(1) - MARK ADAIR**

Request for a Review of Condition on an Approved Site Development Plan Review TO ALLOW A PROPOSED SINGLE FAMILY DWELLING WITH A REAR SETBACK OF 22.95 FEET WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED at 1401 Marbella Ridge Court (APN: 163 03-213-007), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 41

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. *Condition 4 (Z-0064-96) shall be amended as follows:* Setbacks for this development shall be a minimum of 40 feet in the front yard measured from the centerline of the private street, 30 feet in the rear yard, and a total side yard setback of 18 feet with no side less than 8 feet, excepting Lot 7, where the rear yard setback shall be 22.95 feet.

2. Site Development to comply with all applicable Conditions of Approval of Zoning Reclassifications Z-0064-96, Tentative and Final Maps (TM-0018-98 and FM-0037-98) for Aurora View Estates and all other subsequent site-related actions as required by the Department of Public Works and the Department of Planning and Department.

3. All City Code requirements and design standards of all City departments must be satisfied.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous**

TROY JESCHKE, Planning and Development, stated the applicant's justification letter indicates that the setback reduction is needed because of a 20-foot wide sewer easement along the eastern property line which restricts the buildable area of the lot. Condition No. 4 of the original rezoning application, (Z-0064-00) established the setbacks for this development as follows:

40 feet in the front yard measured from the center line of the private street;

30 feet in the rear yard; and

a total setback of 18 feet with no side less than eight feet on the side property lines.

The applicant is requesting a 22.95 square foot rear yard setback on one lot, resulting in a 23.5 percent reduction.

Staff finds evidence of a unique or extraordinary circumstance in that the lot does not have a nice appearance and there is a 20-foot wide sewer easement running along the eastern portion of the property. The reduction in the rear yard setback on one lot will not adversely affect the overall Aurora View Estates development.

Staff recommended approval, subject to the conditions.

DAVID TURNER, Baughman & Turner, Inc., 1210 Hinson Street, appeared with MARK ADAIR and stated they concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on January 16, 2002.**

(9:30 - 9:33) 3 - 400

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 68

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-21.**

**Z-0049-98(2) - SHAWN D AND TIMMI L DYBDAHL**

Request for a Review of Condition on an Approved Site Development Plan Review TO ALLOW A REAR SETBACK OF 12.5 FEET WHERE 20 FEET IS THE MINIMUM SETBACK ALLOWED IN CONJUNCTION WITH A PROPOSED CARPORT AND STORAGE UNIT located at 7464 Grassy Field Court (APN: 125-15-210-070), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Mack).

NOTICES MAILED 324

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL.

If approved, subject to:

Planning and Development

1. All development shall be in conformance with the submitted site plan, and all previous Conditions of Approval of Rezoning (Z-0049-98), Tentative and Final Maps (TM-0053-98 and FM-0014-99), and all other site-related actions applicable to Tenaya Farms Unit 1.

2. All City Code requirements and design standards of all City departments must be satisfied.

McSwain -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley, Evans and Truesdell voting NO.**

TROY JESCHKE, Planning and Development, stated the applicant's justification letter Indicates that the setback reduction is needed to construct a carport and storage unit in the rear yard. As a Condition of Approval of the original rezoning [Z-0049-98] conformance to the submitted site plans was required. The approved site plan specified that the rear yard setback should be a minimum of 20 feet. The applicant is requesting a 12.5-foot rear setback on one lot resulting in a 37.5% reduction. In this case, staff finds no evidence of a unique or extraordinary circumstance pertaining to this site, as the applicant has created a self-imposed hardship in that the shed could be located elsewhere on the site or could be redesigned as a detached accessory structure which could conform to all applicable setbacks. Staff recommended denial.

RONALD L. PHILLIP, Lohmar Construction, appeared to represent the applicants. He was under the impression that if just the roof was done, this would be in conformance. The only reason there is a requirement of a 20-foot setback is because it is attached at the roof and enclosed. If the walls were removed, he was advised they could obtain approval. The owners want to put a boat under the carport and park an off-road trailer where it would be invisible from the street. The neighbors have no objection. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER BUCKLEY commented that in order for the Planning Commission to approve a Variance there needs to be a significant hardship, which does not exist in regard to this application.

MR. PHILLIP added that the idea of adding the carport is to protect the boat from the elements. If the shed were separate from the house the shed could be three feet from the rear wall and have a minimum six-foot separation from the main dwelling. In the off-season the patio furniture will be able to be stored in the shed.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 69

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

Z-0049-98(2) - SHAWN D AND TIMMI L  
DYBDAHL

MR. JESCHKE explained the carport meets all the setbacks because it is adjacent to the side setback. However, the shed that is being attached to the rear of the carport is within the required rear yard setback and he is also correct that if this were a detached accessory structure it would be allowed to be within three feet of the rear and side yard property line and maintain a minimum six foot separation from the main dwelling.

MR. PHILLIP said the length of the carport is 13 feet and six feet across.

COMMISSIONER McSWAIN did not want to see this denied just because it is lacking in the setback requirements.

MR. PHILLIP added that the purpose of the R-PD district is to allow flexibility and permit innovative design.

**To be heard by the City Council on January 16, 2002.**

(9:33 - 9:41) 3 - 470

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

City of Las Vegas

Page 70

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-22.

**Z-0059-00(2) - WPI - ANN/DECATUR,  
LIMITED LIABILITY COMPANY**

Request for a Review of Condition #1 of an Approved Site Development Plan Review [Z-0059-00(1)] WHICH REQUIRED A MINIMUM SETBACK OF 64.5 FEET FROM BOTH THE NORTH AND WEST PROPERTY LINES TO BE IN COMPLIANCE WITH THE RESIDENTIAL ADJACENCY STANDARDS on property located adjacent to the northwest corner of Ann Road and Decatur Boulevard (APN: 125-25-801-014), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

NOTICES MAILED 519

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

Planning and Development

1. Condition Number 1 of Site Development Plan Review [Z-0059-00(1)] shall be amended to read:

*The site plan shall be in compliance with the Residential Adjacency Standards as set forth in Section 19A.08.060 of the Las Vegas Zoning Ordinance (Title 19A).*

2. Conformance to all applicable Conditions of Approval, not amended by this review, of General Plan Amendment (GPA-0018-01), Rezoning (Z-0059-00) Site Development Plan Review [Z-0059-00(1)], and all other subsequent site related actions.

Buckley -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous**

TROY JESCHKE, Planning and Development, stated the applicant's justification letter states that the grade of their property is approximately ten feet lower than the adjacent single-family residences. Therefore, the proposed building could be located closer than the required 64.5 foot setback from the property lines while still meeting the intent of the Residential Adjacency Standards. In this case, when the initial Site Development Plan Review was written, it was assumed that the drug store and adjacent residential properties were at the same grade. Therefore, when the proposed drug store had a total height of 23.5 feet the required setback would have been 64.5 feet.

Section 19A.08.060, Subsection B, Paragraph 3, states that in cases where there are grade changes, if the slope of the ground rises or falls from the point of origin of the slope line, the actual building height may be greater or lesser by the difference in grade. Therefore, in relation to the residential pad elevations, the height of the drug store is less than the overall height of the building. The review of Condition No. 1 shall read: The site plan shall be in compliance with the Residential Adjacency Standards as set forth in Section 19A.08.060 of the Las Vegas Zoning Ordinance (Title 19A).

Staff recommended approval, subject to the conditions.

TREASEA CROTCHERT, The Keith Companies, 444 East Warm Springs Road, Suite 110, appeared to state they accept staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on January 16, 2002.**

(9:41 - 9:43) 3 - 743

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 71

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-23.**

**VAC-0039-01 - VEGA FAMILY TRUST**

Petition to vacate U.S. Government Patent reservation generally located south of Gowan Road, 1,330 feet east of Durango Drive, Ward 4 (Brown).

**STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE DECEMBER 20, 2001 PLANNING COMMISSION MEETING TO CORRECT THE PUBLIC HEARING NOTIFICATION.**

**Truesdell -**

**ABEYANCE TO THE DECEMBER 20, 2001 PLANNING COMMISSION MEETING.**

**Unanimous**

ANDREW REED, Planning and Development, stated there was an error on the Public Hearing notification, so staff would like to have this item held to the December 20, 2001 meeting.

CHAIRMAN GALATI declared the Public Hearing open.

UNIDENTIFIED GENTLEMAN appeared to agree with holding this item in abeyance.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the Planning Commission on December 20, 2001.**

(6:06 - 6:07) 1 - 200

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 72

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-24.**

**VAC-0041-01 - ALBERT EUGENE LIMITED PARTNERSHIP**

Petition to vacate a portion of Garces Avenue Right-of-Way between 9th Street and 10th Street, Ward 5 (Weekly).

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This Vacation application shall be modified to vacate only the south 10 feet of Garces Avenue between 9<sup>th</sup> Street and 10<sup>th</sup> Street.
2. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

Goynes -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous**

TROY JESCHKE, Planning and Development, stated the applicant's justification letter states that this Vacation application will expedite the redevelopment of the adjacent parcels. The public streets within this neighborhood are dedicated as 80-foot rights-of-way. However, most of the streets in the area are constructed as 51-foot wide roadways. Consequently, there is 29 feet of unused, unimproved right-of-way 14.5 feet on each side of the roadway. The requested Vacation of the right-of-way will not eliminate any access to abutting parcels, nor reduce the traffic handling capability of Garces Avenue. Staff recommended approval, subject to the conditions.

JOHN KIDD, Albert Eugene Limited Partnership, 9528 Scenic Sunset Drive, concurred with the conditions. However, he questioned Condition No. 5 in that recording the Vacation shall not be done until all the improvements have been made. Some of the improvements would be building the parking lot in the right-of-way if it's not recorded yet.

BART ANDERSON, Public Works, explained that Condition No. 5 refers to the cost incurred to comply with Condition No. 2, which is removal of all existing public improvements within the area to be vacated. To his knowledge there are no existing public improvements.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on January 16, 2002.**

(9:43 - 9:47) 3 - 820



# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 73

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**VAC-0041-01 - ALBERT EUGENE LIMITED PARTNERSHIP**

**APPROVED**

5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 74

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-25.**

**VAC-0042-01 - BOYS & GIRLS CLUBS OF CLARK COUNTY, INCORPORATED**

Petition to vacate a public alleyway generally located east of Twenty-Eighth Street, south of Marlin Avenue, Ward 3 Reese).

**STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE DECEMBER 20, 2001 PLANNING COMMISSION MEETING TO CORRECT THE PUBLIC HEARING NOTIFICATION.**

Truesdell -

**ABEYANCE TO THE DECEMBER 20, 2001 PLANNING COMMISSION MEETING.**

**Unanimous**

ANDREW REED, Planning and Development, stated there was a notification error, so staff is requesting abeyance to the December 20, 2001 meeting.

There was no one present to represent this application.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the Planning Commission on December 20, 2001.**

(6:07 - 6:08) 1 - 220

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 75

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-26.**

**VAC-0043-01 - GARY A BOBBS ON BEHALF  
OF CHARTERED DEVELOPMENT**

Petition to vacate a U.S. Government Patent Reservation generally located north of Alexander Road, approximately 330 feet west of the Marla Street alignment, Ward 4 (Brown).

**STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE DECEMBER 20, 2001 PLANNING COMMISSION MEETING TO CORRECT THE PUBLIC HEARING NOTIFICATION.**

Truesdell -

**ABEYANCE TO THE DECEMBER 20, 2001 PLANNING COMMISSION MEETING.**

**Unanimous**

ANDREW REED, Planning and Development, stated there was a Public Hearing notification error. Staff requested abeyance until the December 20, 2001 meeting.

There was no one present to represent the application.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the Planning Commission on December 20, 2001.**

(6:08 - 6:09) 1 - 240

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 76

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

C.

**NON PUBLIC HEARING ITEMS:**

C-1.

**SD-0066-01 - ARTHUR & KATHY COLE**

Request for a Site Development Plan Review FOR A PROPOSED 4,660 SQUARE FOOT CHURCH located at 3000 Holly Avenue (APN's: 139-20-301-013 & 014), R-E (Residence Estates) Zone, Ward 5 (Weekly).

**STAFF RECOMMENDATION:** APPROVAL, subject to:

**Planning and Development**

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

3. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

Goynes -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous**

ANDREW REED, Planning and Development, stated access to this site is provided by a two-way drive and an entry-only drive along Holly Avenue. An exit-only drive along Ferrell Street is also shown. The landscaping shows a minimum of 15-foot wide planters along the south and west property lines and minimum eight foot wide planters along the north and east property lines. The elevations depict a stucco exterior with a concrete tile roof. The main entrance and planters are shown along the west side of the building.

Development of this site as a church will be compatible with the residential land uses in the area and will not adversely affect the surrounding properties. The landscaping and setbacks comply with the City requirements under Title 19A, the Design Standards Manual, and Landscape Wall and Buffer Standards.

Staff recommended approval, subject to the conditions.

DEACON RONALD GASTON, 1931 West Cartier Avenue, appeared on behalf of the church and concurred with the conditions.

**To be heard by the City Council on January 16, 2002.**

(9:47 - 9:49) 3 - 950

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 77

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**SD-0066-01 - ARTHUR & KATHY COLE**

**APPROVED**

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

8. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials along the rear property line where no wall currently exists. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

10. All City Code requirements and design standards of all City departments must be satisfied.

11. Approval of and conformance to the Conditions of Approval for Special Use Permit U-0122-01.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 78

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

C-2.

**SD-0070-01 - NEW LIFE CHRISTIAN CENTER**

Request for a Site Development Plan Review and a Reduction in the amount of required parking lot and perimeter landscaping FOR A PROPOSED 7,564 SQUARE FOOT SCHOOL IN CONJUNCTION WITH AN EXISTING CHURCH (COLIN POWELL ACADEMY) at 1229 East Carson Avenue (APN: 139-35-310-017), R-4 (High Density Residential) Zone, Ward 5 (Weekly).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The open exterior staircase shown on the west side of the building shall have a stucco treatment similar to the remainder of the building exterior, prior to the issuance of any building permits.
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. All City Code requirements and design standards of all City departments must be satisfied.

**Buckley -**

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous**

ANDREW REED, Planning and Development, stated this site is developed with an existing church. The applicant is proposing to construct a two-story addition in the north portion of the site. The addition will house an elementary charter school for kindergarten through the sixth grade. The elevations depict a stucco exterior with a concrete tile roof. An open staircase is proposed to provide access to the second story. No changes are proposed to the existing landscaping. The roof and building exterior materials proposed for the school match those of the existing church. However, staff finds the open exterior staircase shown on the west side of the building to be visually unappealing and has included a condition requiring the staircase to have a stucco treatment similar to the remainder of the building exterior. Staff recommended approval, subject to the conditions.

BISHOP WILLIAM R. JONES, 9715 Phoenician Avenue, represented the church and concurred with staff's conditions.

COMMISSIONER QUINN noted that Metro does not like stucco staircases because it can hide criminal activities.

CHAIRMAN GALATI suggested enclosing the entire staircase to curtail any criminal activities.

COMMISSIONER EVANS asked staff's reason for reduction of the perimeter landscaping. MR. REED responded that the landscaping and parking are existing on the site. To bring this site in compliance with the landscaping requirements would remove or delete a lot of the parking.

**This is final action.**

(9:49 - 9:56) 3 - 1029

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 79

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**SD-0070-01 - NEW LIFE CHRISTIAN  
CENTER**

Public Works

7. Dedicate a 25-foot radius on the southwest corner of Carson Avenue and Thirteenth Street prior to the issuance of any permits.

8. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards, concurrent with development of this site. All new driveways or modifications to existing driveways shall receive approval from the Traffic Engineering Representative in Land Development.

9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

APPROVED

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 80

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**SD-0070-01 - NEW LIFE CHRISTIAN CENTER**

**APPROVED**

10. Submit an Encroachment Agreement for all landscaping and private improvements located in the Thirteenth Street and Carson Avenue public right-of-way adjacent to this site prior to occupancy of this site.

11. Landscape and maintain all unimproved right(s)-of-way on Thirteenth Street and Carson Avenue adjacent to this site.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 81

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

C-3.

**SD-0071-01 - GEMINI, INC. ON BEHALF OF  
THE LADY LUCK LAS VEGAS**

Request for a Site Development Plan Review FOR A PROPOSED 14,765 SQUARE FOOT BANQUET HALL AND GENERAL SITE IMPROVEMENTS at 206 North Third Street (APN's: 139-34-510-030 & 019), C-2 (General Commercial) Zone, Ward 5 (Weekly).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This approval is limited to the new building proposed to be located adjacent to Fourth Street. The proposed improvements within the vacated Third Street right-of-way shall be deleted from this request.
2. The applicant shall submit a Site Development Plan Review that addresses all of the vacated Third Street right-of-way, between Ogden Avenue and Stewart Avenue, prior to the recordation of Vacation VAC-0030-98.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. All City Code requirements and design standards of all City departments must be satisfied.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous**

ANDREW REED, Planning and Development, stated that on September 14, 1998 the City Council approved a Vacation (VAC-30-98) of 3rd Street between Stewart Avenue and Ogden Avenue. Condition of Approval No. 1 required a Site Development Plan Review for the entire vacated portion of the street. On January 5, 2000 the City Council approved a Site Development Plan Review (SD-0030-99) for a proposed pedestrian mall on 3rd Street between Stewart Avenue and Ogden Avenue. The site plan associated with this request indicated that all of the vacated 3rd Street right-of-way would be incorporated into the pedestrian mall.

This application is a request to remove two temporary structures that have been located on the east side of the Lady Luck site since 1990. Temporary structures will be replaced with a 14,765 square foot building containing a banquet area, stage and dressing areas.

The elevations depict a stucco exterior with decorative columns along the south and east sides of the structure which has a height of 40 feet. Two additional parking spaces and additional landscaping are proposed for the southeast corner of the property. A proposed pedestrian mall will occupy a portion of 3rd Street between Ogden Avenue and Stewart Avenue, currently dedicated, but which has been approved to be vacated. The improvements include a decorative meandering sidewalk, which will provide pedestrian access to the existing casino and shops along this segment of 3rd Street. The new structure located along 4th Street is to be appropriately located on the site so he recommended approval of that portion of the request. However, staff notes that the previous Site Development Plan Review (SD-0030-99) of the pedestrian mall indicated that all of the vacated 3rd Street right-of-way would be included. The site plan currently under consideration depicts a large area (approximately 31% of the total vacated area) as being not controlled by the Lady Luck. Staff finds that this current site plan does not comply with Condition of Approval No. 1 of VAC-0030-98.

Staff recommended approval, subject to the conditions.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 82

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**SD-0071-01 - GEMINI, INC. ON BEHALF OF  
THE LADY LUCK LAS VEGAS**

7. Dedicate a 25-foot radius on the northwest corner of 4<sup>th</sup> Street and Ogden Avenue and the southwest corner of 4<sup>th</sup> Street and Stewart Avenue prior to the issuance of any permits. This condition shall not be enforced where existing buildings or other permanent private improvements exist within the area requested for dedication.

8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All proposed driveways shall meet the approval of the Traffic Engineering Division.

9. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

GREG BORGEL, Moreno & Associates, Inc., 300 South 4th Street, Suite 1500, appeared to represent Lady Luck Hotel/Casino. He concurred with staff's conditions. Lady Luck will pursue the Vacation and development of 3rd Street, but doesn't control all of it. Several City staff members have offered to assist in working with the people who control the remaining fraction of 3rd Street so that the pedestrian mall can proceed as well. They will maintain the landscaping along the frontage so the building face would be broken up. It is time to improve the appearance of Lady Luck with the Neonopolis and the City's new parking structure being opened in the near future.

COMMISSIONER McSWAIN commented that she appreciates that the new owners are upgrading Lady Luck. If they are able to vacate 3rd Street she is in hopes that the catwalk will be eliminated.

**This is final action.**

(9:56 - 10:02) 3 - 1267

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 83

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**C-4.**

**SD-0072-01 - H FACTOR**

Request for a Site Development Plan Review FOR A PROPOSED 15,350 SQUARE FOOT CHILD CARE FACILITY (KLASSY KIDS ACADEMY) and a Reduction in the amount of required perimeter landscaping on 2.26 Acres on the east side of Durango Drive, approximately 347 feet south of Racel Street, (APN: 125-09-401-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 6 (Mack).

***ON DECEMBER 6, 2001 THE APPLICANT REQUESTED THIS ITEM TO BE HELD IN ABEYANCE TO THE JANUARY 10, 2001 PLANNING COMMISSION MEETING.***

**Truesdell -**

**ABEYANCE TO THE JANUARY 10, 2002 PLANNING COMMISSION MEETING (Applicant to meet with staff to resolve issues).**

**Unanimous**

ANDREW REED, Planning and Development, stated the applicant has requested this item be held in abeyance until the January 10, 2002 meeting in order to meet with staff in regard to issues concerning the site plan.

BOBBY LEWIS, Carter & Burgess, appeared to represent the applicant. He concurred with having this item held in abeyance to the January 10, 2002 meeting.

**To be heard by the Planning Commission on January 10, 2002.**

(6:09 - 6:10) 1 - 270

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 84

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**C-5.**

**SD-0073-01 - JAMES HAAS**

Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED 5,926 square foot wedding chapel on 0.44 Acre at 946 East Sahara Avenue (APN: 162-03-801-114), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. The applicant shall execute an off-site parking agreement satisfactory to the City Attorney to meet the Parking Requirements of Section 19A.10.010 of the City of Las Vegas Zoning Ordinance as required by the Planning and Development Department, prior to the issuance of any building permits.

3. The site plan shall be revised, prior to the issuance of any building permits, to depict two handicap parking spaces; one van accessible and one standard handicap space, directly adjacent to the entrance of the building to be in conformance with Section 19A.10.010(G) of the City of Las Vegas Zoning Ordinance.

4. The landscape plan shall be revised, prior to the issuance of any building permits, to depict additional landscaping on the site.

5. The elevations shall be revised, prior to the issuance of any building permits, to depict a more refined design and color scheme that is compatible with the surrounding developments.

6. The elevations shall be revised, prior to the issuance of any building permits, to depict a stucco exterior finish.

Evans -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Truesdell abstaining as this applicant is represented by an architectural firm that his firm is currently under contract with.**

TROY JESCHKE, Planning and Development, stated the submitted site plan depicts vehicular access from one driveway that leads to a private drive off Sahara Avenue. A 5,926 square foot building is depicted towards the southern portion of the site with parking to the north. The parking is still deficient. During a previous Special Use Permit application a condition was imposed requiring an off-site parking agreement to be completed and submitted to the City Attorney for approval. An off-site parking agreement has not been completed. The site plan does not correctly depict handicapped parking spaces, nor does it portray the correct number of handicapped accessible spaces. Staff has added a condition requiring handicapped parking that conforms to the requirements of Title 19A.

The perimeter landscaping will not be in conformance with the Urban Design Guidelines and Standards. Minimal landscaping is proposed along the north, east and west property lines. Therefore, the applicant has requested a reduction in the amount of required perimeter landscaping. With approval of a previously approved Variance (V-0026-00) the remaining landscapable area is minimal. However, with some site changes, additional landscaping could be implemented. There is a condition requiring the applicant to implement additional landscaping with the assistance of staff.

The elevations along Sahara Avenue will be in dramatic contrast to the predominantly rectangular buildings adjacent to this site. The cement finish of the building is inappropriate and should be revised to a stucco finish. There is also a condition requiring the elevations to be revised to depict a more refined design and color scheme.

Staff recommended approval, subject to the conditions.

JOHN GOMES, 6665 Gazelle Drive, represented the applicant. He concurred with staff's conditions. They will continue to work with staff on the landscaping and parking in the back. He can submit a cross parking agreement.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 85

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

## SD-0073-01 - JAMES HAAS

## APPROVED

7. The elevations shall be revised, prior to the issuance of any building permits, to change the metal standing seam roofing to concrete tile.

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

9. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

10. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

12. All City Code requirements and all City departments' design standards shall be met.

13. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

### Public Works

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 86

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

## SD-0073-01 - JAMES HAAS

APPROVED

15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

16. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 87

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

C-6.

**SD-0074-01 - THE HOUSING CORPORATION**

Request for a Site Development Plan Review and Reduction in the amount of required perimeter landscaping FOR A PROPOSED FORTY-UNIT APARTMENT COMPLEX on 1.46 Acres adjacent to the south side of Hinkle Drive, between Twenty-Second Street and Twenty-Third Street (APN's: 139-26-507-001 and 002), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

STAFF RECOMMENDATION: DENIAL, If approved, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. The site plan shall be revised prior to issuance of any building permit to depict variation in the location of the buildings to create a less monotonous layout.

3. The landscape plan shall be amended prior to issuance of any building permit to indicate a minimum ten-foot wide landscape planter along the entire Hinkle Drive frontage with 24-inch box trees spaced 30-feet on center with four 5-gallon shrubs provided in addition to each tree.

4. Parking lot landscape islands shall be provided at a ratio of one island for every six parking spaces. Each landscape island shall have a minimum width of five feet with a minimum length equal to the length of the adjacent parking space and contain one 24-inch box tree.

5. The building elevations shall be amended prior to issuance of any building permit to depict interior staircases.

**Buckley -**

**ABEYANCE TO THE JANUARY 10, 2002 PLANNING COMMISSION MEETING.**

**Unanimous**

TROY JESCHKE, Planning and Development, stated access to this site will be from four driveways; two on Hinkle Drive, one on Twenty-Second Street and one on Twenty-Third Street. Parking is proposed along the northern and southern property lines with the building in the center. The site plan does not suggest a high quality environment with five buildings lined up side by side and no variation between them. The landscape plan is deficient in that a six-foot wide planter is shown along the Hinkle Drive frontage where ten feet is the minimum allowed. In addition, no parking lot landscape islands are provided anywhere within the parking areas. Therefore, the applicant has requested a reduction in the amount of landscaping. However, no justification was given for the requested reduction. In this case, the applicant is attempting to overbuild the site and not providing proper landscaping or site amenities. Therefore, the reduction in landscaping should not be granted. The elevations lack appropriate building materials and architectural articulation. In addition, exterior staircases and asphalt shingles are aesthetically unappealing. Staff recommended denial.

RAY PATRICK, 2160 Pueblo Circle, appeared indicating he was the applicant. In Title 19A it states that they have to provide trees every six parking spaces, which that has been done. This is an older area surrounded by apartments. Right across the corner on the northwest are two properties that the City has condemned which are boarded up and surrounded by chain link fencing. There is no landscaping around any of the existing buildings. They will be attracting tenants from the existing apartment buildings. This type of apartment complex is needed in that area according to a survey they made. The exterior will be stucco with a tile roof. The interest rates are low at this time, which makes this project feasible.

COMMISSIONER QUINN thought the elevations look very good. If the tenants move out of the other projects, then those would become more dilapidated. But he wondered about the rent because of the surrounding neighborhood.

CHAIRMAN GALATI thought this type of project is not conducive for this neighborhood. The aesthetics look outdated.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 88

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

## **SD-0074-01 - THE HOUSING CORPORATION**

6. The building elevations shall be amended prior to issuance of any building permit to depict the prohibition of asphalt shingle and the utilization of clay or concrete tile.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

12. If not already constructed, the applicant shall construct a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the rear property line. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

COMMISSIONER EVANS suggested the applicant could meet with staff and work out some of the differences.

COMMISSIONER TRUESDELL wondered if landscaping would survive between the buildings because of the lack of light. Overall that area is improving.

RAY PATRICK pointed out that this site is already zoned R-3, so they would be able to build 25 units per acre. However, they have chosen to build only 40 units that will be family size units. All the apartments are three bedrooms with two bathrooms. This will force their neighbors to upgrade their buildings. They would be willing to meet with staff.

COMMISSIONER McSWAIN felt that if family size units will be on the site, it is important to have open space for the children to play in.

**To be heard by the Planning Commission on January 10, 2002.**

(10:07 - 10:21) 3 - 1680



# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 89

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

## **SD-0074-01 - THE HOUSING CORPORATION**

**ABEYANCE TO JANUARY 10, 2002**

13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

14. All City Code requirements and design standards of all City departments must be satisfied.

15. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

### **Public Works**

16. Coordinate with the City Surveyor to determine if a Reversionary Map or other mechanism to join the two parcels will be necessary prior to the issuance of any permits for this site. Comply with the recommendations of the City Surveyor.

17. Construct all incomplete half-street improvements on Hinkle Drive, Twenty-Second Street and Twenty-Third Street adjacent to this site concurrent with development of this site.

18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 90

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

## SD-0074-01 - THE HOUSING CORPORATION

ABEYANCE TO JANUARY 10, 2002

19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 91

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**C-7.**

**Z-0087-98(4) - SPECTRUM OFFICE, LIMITED  
LIABILITY COMPANY**

Request for a Site Development Plan Review FOR A PROPOSED 23,245 SQUARE FOOT OFFICE BUILDING located adjacent to the west side of Fire Mesa Street, approximately 400 feet north of Smoke Ranch Road (APN: 138-15-410-024), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. The site plan shall be revised to depict handicapped spaces that are in conformance with the requirements of Section 19A.10.010(G).
3. The landscape plan shall be revised, prior to the issuance of any building permits, to indicate 24-inch box tree planted 20-feet on center along all roadways, and planted 30-feet on center along all interior property lines. In addition, four 5-gallon shrubs shall be planted in addition to each 24-inch box tree.
4. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
5. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

McSwain -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.  
Unanimous**

TROY JESCHKE, Planning and Development, stated this development is proposed on the eastern portion of an overall 9.82 acre parcel adjacent to the west side of the planned alignment of Fire Mesa Street. It will encompass a 1.73-acre portion of the overall parcel. Access to this site is from one 40-foot wide shared driveway from Fire Mesa Street. A 23,245 square foot building is depicted on the northeast corner of the site with parking to the south and west of the building.

The handicapped accessible parking spaces do not conform to the standards of Title 19A. Therefore, staff recommended a condition requiring the handicapped spaces to conform to Section 19A.10.010 of the Las Vegas Zoning Code.

The landscaping generally conforms to the approved landscape plan for the overall Site Development Plan Review of the Las Vegas Tech Center and the requirements of the Las Vegas Urban Design Guidelines and Standards. The amount of landscaping materials is deficient. Therefore, staff recommended a condition requiring the amount of landscape materials to depict conformance with the Urban Design Guidelines and Standards.

The submitted elevations of sand colored stucco with decorative accents are appropriate for the area and depict the high quality of development anticipated for the Technology Center. Staff recommended approval, subject to the conditions.

SCOTT GEARING, Gearing Architecture, 1700 East Desert Inn Road, said he concurred with staff's conditions.

NOTE: COMMISSIONER TRUESDELL disclosed that his firm manages the common areas in Phase 1 of the Tech Park, but have no economic interest in this project.

**To be heard by the City Council on January 16, 2002.**

(10:21 - 10:24) 3 - 2308

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 92

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**Z-0087-98(4) - SPECTRUM OFFICE, LIMITED  
LIABILITY COMPANY**

**APPROVED**

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

8. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

**Public Works**

9. If not already constructed or guaranteed by the Master Developer, construct the full-width of the proposed driveway accessing Fire Mesa Street and appropriate on-site paving to provide for two-way vehicular traffic concurrent with development of this site.

10. If not already constructed or guaranteed by the Master Developer at the time of development of this site, construct all incomplete half-street improvements on Fire Mesa Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing public improvements, if any, adjacent to and in conflict with this site that may be damaged during construction are to be modified and/or repaired at the applicant's expense.

11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 93

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**Z-0087-98(4) - SPECTRUM OFFICE, LIMITED  
LIABILITY COMPANY**

**APPROVED**

12. In accordance with the intent of a commercial subdivision, this pad site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.

13. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.

15. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

16. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-0087-98 and all other subsequent site-related actions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 94

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

C-8.

**Z-0086-00(1) - NILA BIEKER AND CAROL A. WALDMAN**

Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter and Parking Lot Landscaping FOR A PROPOSED 1,500 SQUARE FOOT OFFICE located adjacent to the southeast corner of Stewart Avenue and Lamb Boulevard (APN: 140-32-310-001), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 3 (Reese).

**STAFF RECOMMENDATION:** DENIAL. If approved, subject to:

**Planning and Development**

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. The site plan shall be revised to depict two parking spaces adjacent to the Lamb Boulevard frontage shall be removed and relocated to the southeast corner of the site. These parking spaces shall be situated in a north-south configuration with a five-foot setback from the east property line for a landscape planter that will taper down to two-feet in width along the entire property length, prior to the issuance of any building permits.

3. The site plan shall be revised to depict the single parking space in the rear of the site removed and relocated adjacent to the other two spaces on the southeast corner of the site situated in a north-south configuration, prior to the issuance of any building permits.

4. The patio cover in the rear of the site shall be removed completely to provide ample room for vehicular movement, prior to the issuance of any building permits.

**Buckley -**

**ABEYANCE TO THE JANUARY 10, 2002 PLANNING COMMISSION MEETING.**

**Unanimous**

TROY JESCHKE, Planning and Development, stated access to this site is from two driveways: one on Lamb Boulevard and one on Stewart Avenue. The site plan meets all the required setbacks, but does not demonstrate a desirable circulation and parking layout. The parking is separated with two spaces off Stewart Avenue, two spaces off Lamb Boulevard and one space in the rear of the building. In addition, the parking spaces on Lamb Boulevard frontage do not have sufficient maneuvering room to back out without disrupting traffic flow on Lamb Boulevard. A fifteen-foot wide driveway is portrayed around the rear of the building, but no indication has been made whether it is one-way or two-way traffic. A two-way driveway requires a minimum width of 24 feet and a one-way driveway requires 12 feet of width.

The submitted landscape plan does not conform to the requirements of the Urban Design Guidelines and Standards and the east and south property lines are deficient in landscape planter widths. Therefore, a reduction in the required landscaping has been requested. The site is small so full landscaping improvements could not be provided with the existing building footprint and required parking. However, staff recommended that if this request is approved, there should only be a partial reduction in the landscaping.

Staff recommended denial.

NILA BIEKER, 125 Page Street, pointed out that they are the first owners in the area that are converting from a house to an office. It is hoped this will set a high standard for the neighborhood. They thought the exterior of the property was not allowed to be changed so it would look like the rest of the homes. This will become a property management business. There are two owners with one employee. Most of the tenants mail their rent to their office. They are concerned that people may drive into their neighbor's driveway not knowing there is no entrance at 224 North Lamb Boulevard. Perhaps there should be a one-way driveway going around the back of the house onto Stewart Avenue.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 95

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**Z-0086-00(1) - NILA BIEKER AND CAROL A. WALDMAN**

5. The driveway leading to Lamb Boulevard and concrete access drive along the southern property lines shall be removed and replaced with landscaping as follows, prior to the issuance of any building permits:

a. A minimum 8-foot wide landscape planter shall be provided along the entire southern boundary, with the exception of the eastern 38 feet. The landscape planter shall contain 24-inch box trees spaced 20 feet on center.

b. The entire driveway area along the Lamb Boulevard frontage shall be removed and replaced with drought-tolerant landscaping with 24-inch box trees spaced 20 feet on center along the sidewalk frontage.

6. The driveway cut on Lamb Boulevard shall be removed and replaced with appropriate curbing.

7. A detailed landscape plan indicating the quantity and types of landscape materials shall be reviewed and approved by staff prior to the issuance of any building permits.

8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

9. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

CHAIRMAN GALATI felt the owners should meet with staff and resolve some of the issues.

CHRIS GLORE, Planning and Development, added that staff's primary concern is the two parking spaces in front of the garage. Possibly those parking spaces could be eliminated and a one-way driveway with all the parking in the back of the building.

**To be heard by the Planning Commission on January 10, 2002.**

(10:24 - 10:33) 3 - 2880

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 96

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**Z-0086-00(1) - NILA BIEKER AND CAROL A. WALDMAN**

10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

11. All City Code requirements and design standards of all City departments must be satisfied.

12. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

13. All structural walls that are less than 20 feet from a property line are required to be 1-hour fire rated and the interior of the building shall comply with all commercial building standards as required by the Department of Building and Safety.

14. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

**Public Works**

15. Site development to comply with all applicable Conditions of Approval for Z-0086-00 and all other site-related actions.

**NOTICES MAILED**      N/A

**APPROVALS**      0

**PROTESTS**      0

**ABEYANCE TO JANUARY 10, 2002**



# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 97

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

C-9.

**SD-0024-01(1) - DALLAS AND ETHEL  
MEFFORD ON BEHALF OF APOSTOLIC  
CHURCH OF LAS VEGAS**

Request for a Review of Conditions of Approval # 5 and #6 on an Approved Site Development Plan Review WHICH REQUIRED THE CONSTRUCTION OF HALF STREET IMPROVEMENTS AND THE REPAIR OF SUBSTANDARD PUBLIC STREET IMPROVEMENTS ADJACENT TO LINDELL ROAD AND DOE AVENUE IN CONJUNCTION WITH AN ADDITION TO AN EXISTING CHURCH on 2.07 Acres located at 1675 Lindell Road (APN: 163-01-208-003 and 006), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

**STAFF RECOMMENDATION:** DENIAL. If approved, subject to:

**Public Works**

1. Condition Number 5 of SD-0024-01 shall be amended as follows: The applicant shall sign and record a Covenant Running with Land Agreement for the future installation of half-street improvements (including asphalt paving, curb, gutter, sidewalk, streetlighting and possible fire hydrants) on Lindell Road and Doe Avenue adjacent to APN #163-01-208-003.

2 Condition Number 6 of SD-0024-01 shall be deleted.

**NOTICES MAILED** N/A

**APPROVALS** 0

**PROTESTS** 0

**Buckley -**

**APPROVED, SUBJECT TO THE CONDITIONS.**

**Motion carried with Galati and McSwain abstaining as Nigro Associates is the contractor and a client of their firms.**

ANDREW REED, Planning and Development, stated this is a request to delete Condition #5 which required the construction of half-street improvements adjacent to this site on Lindell Road. The Department of Public Works noted that Lindell Road has full off-site improvements except for this parcel and the parcel to the south that is in the County.

The applicant is also requesting a deletion of Condition #6 which deals with the removal of all sub-standard public street improvements and unused driveway cuts adjacent to this site. The Department of Public Works noted that this is a standard condition placed on all parcels reviewed for development or redevelopment.

If this request is approved, staff would recommend Condition #5 be amended and Condition #6 deleted. However, staff recommended denial of both conditions.

PASTOR STEVE STOHZLES, Apostolic Church of Las Vegas, 1665 Lindell Road, explained that this church is located between Charleston Boulevard and Oakey Boulevard on Lindell Road. From Charleston to Oakey there are two properties that have the improvements, the housing tract to the north and the church on the corner of Oakey and Lindell. They do not have the funds to put in the street improvements. If they put in those improvements there will not be improvements on either side of them. They want to take an outdoor basketball court and enclose it so the young people can participate in recreation the year around. The sidewalk would be an island in the middle of nowhere. They are willing to sign a Covenant Running with Land Agreement for the property at 1665 Lindell Road. When the City decides to develop the entire area, they will do their portion.

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 98

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**SD-0024-01(1) - DALLAS AND ETHEL  
MEFFORD ON BEHALF OF APOSTOLIC  
CHURCH OF LAS VEGAS**

BART ANDERSON, Public Works, added that because of the existing school across the street, existing developments to the north and south of the church site, the smaller site where they are proposing this improvement, and the one parcel to the south that is still in the County being the only unimproved portions on Lindell, which is a half-section street, that it is appropriate to finish this road. The sawtooth would be eliminated and the existing parking within the right-of-way would be eliminated, which would provide safety improvements. The improvements would need to be made at such time as the warrants would require it.

MR. STOHZLES said this does not affect the entire church property, just the portion that the church leases from the owner, which is 100 feet in front of the church social hall. They were annexed in when they connected to the City's sewer.

**To be heard by the City Council on January 16, 2002.**

(10:34 - 10:47) 3 - 2900

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 99

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

D.

**DIRECTOR'S BUSINESS:**

D-1.

**TA-0035-01 - CITY OF LAS VEGAS**

Discussion and possible Action to delete Title 19A.04.060(B) Recreational Vehicle or Trailer in its entirety, Amend Title 19A.20.020 Definitions, and to amend 19A.04.060(B) Vehicles section 1 through 12, and other matters properly related thereto.

NOTICES MAILED      N/A

APPROVALS                      0

PROTESTS                      0

**Buckley -  
APPROVED  
Unanimous**

JOHN KOSWAN, Planning and Development, stated this Text Amendment is a result of a collaborative effort by members of the Classic Car Clubs, Neighborhood Services Department, City Attorney's Office, and Planning and Development Department. This Text Amendment clarifies Section 19A.04.060(B), Vehicles, in the following ways: Definitions used in this section are revised to conform to all the State Statutes, clarifies the screening requirement for mechanically inoperable vehicles stored in residential lots, limits the front yard area of single family lots used for the storage of vehicles to no more than 50% of the front yard areas, requires that recreational vehicles stored in the side yard not extend past the front of the house and prohibits the repair, storage, or parking for more than four, except it is necessary for commercial vehicles, including, but not limited to forklifts, backhoes, tow trucks and other similar machinery, construction or industrial equipment on residential zoned lots. It also clarifies the conditions permitting the storage of vehicles for restoration, and in addition, it amends all of the other related Ordinances in the City of Las Vegas Municipal Code to make all of these Ordinances uniform and consistent. This means that it will be easier for the Neighborhood Services Support Division to enforce any violations concerning vehicles. Staff recommended approval.

COMMISSIONER McSWAIN wondered if a truck that is parked in the driveway, but sticks out in the right-of-way, would to towed.

MR. KOSWAN replied that would have to be referred to persons involved with traffic. However, it is not under the jurisdiction of the Zoning Code.

**To be forwarded to the City Council in Ordinance form.**

(10:47 - 10:51) 3 - 3650

# PLANNING COMMISSION

MEETING OF

DECEMBER 6, 2001

AGENDA & MINUTES

*City of Las Vegas*

Page 100

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

D.

**CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

There was no one present wishing to speak under this portion of the agenda.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:51 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT

/lo

---

LINDA OWENS, DEPUTY CITY CLERK